



THAT'S HOW WE (TAX) ROLL

Inside the Property
Appraiser's Office

July 18, 2024



AGENDA

01

Property Appraisal

02

Exemptions

03

Tax Roll





PROPERTY APPRAISAL

CECIL JACKSON, RES, AAS

Chief Appraiser

Palm Beach County Property Appraiser's Office



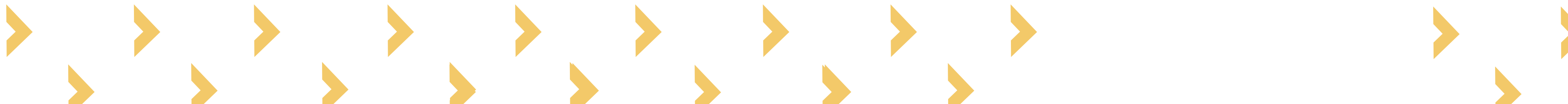
DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser

WHAT OUR OFFICE DOES

WHAT WE DO

THE PROPERTY APPRAISER

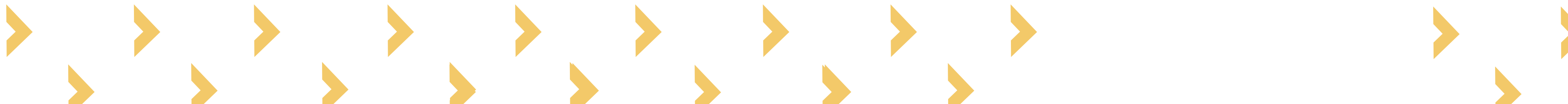
- » Maintain the county's base map
- » Set values
 - » Market Value – The most probable sale price for a property in a competitive, open market as of January 1. It is based on a willing buyer and a willing seller.
 - » Assessed Value – Where property Taxes are derived.
 - » Taxable Value – The amount that is multiplied by the millage rate and paid in the November tax bill.
- » Administer and maintain exemptions
 - » Residency-based benefits that are deducted from the Assessed Value
 - » Provide truth in millage (TRIM) notice – An estimate of taxes each year mailed in mid-august



2024 PALM BEACH COUNTY

BY THE NUMBERS

- » Market Value – \$503,364,930,657
- » Taxable Value – \$315,500,832,798
- » Net New Construction Taxable – \$4,966,761,361
- » Percent Increase (taxable value) – 9.12%
- » Total Parcel Count – 655,938
- » Total Tangible Accounts – 58,019



POLL QUESTION

#1

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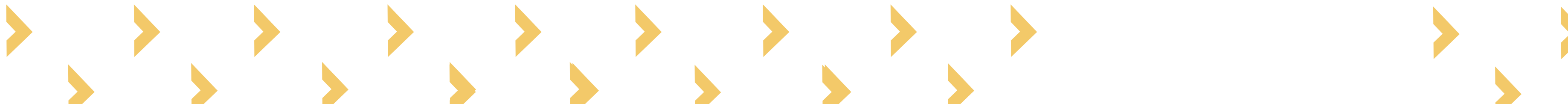


**“And they lived happily ever after
until they received the property
tax bill for their castle.”**

GOVERNING LAWS & RULES

FOR PROPERTY APPRAISERS

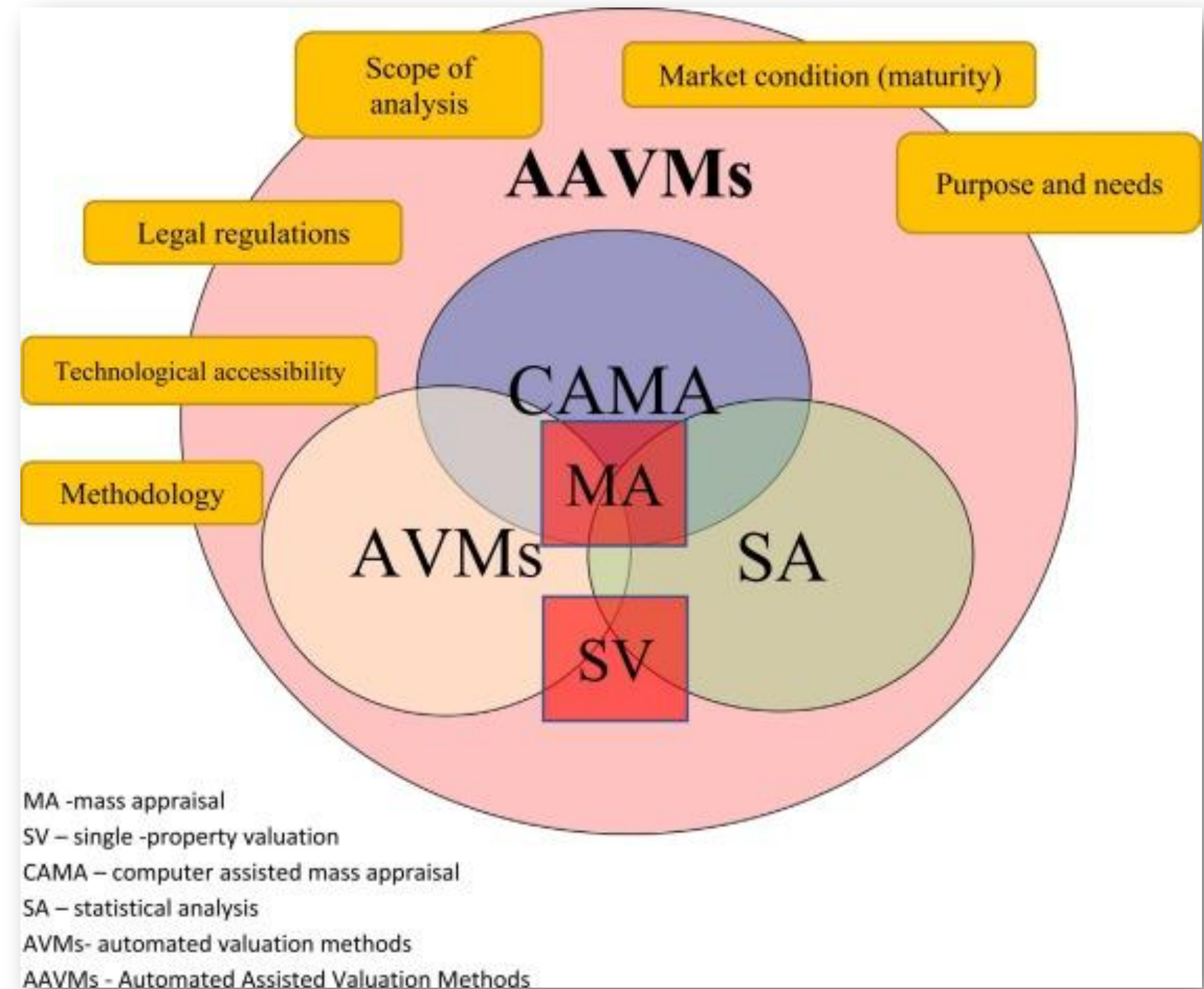
- » Florida Constitution
- » Florida Statutes
- » Florida Administrative Code
- » Department of Revenue
- » Court Cases
- » Local codes and ordinances



MASS APPRAISAL

INTRODUCTION

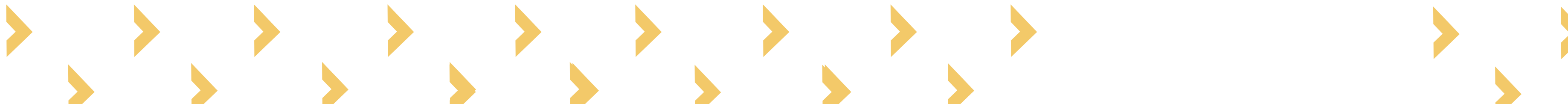
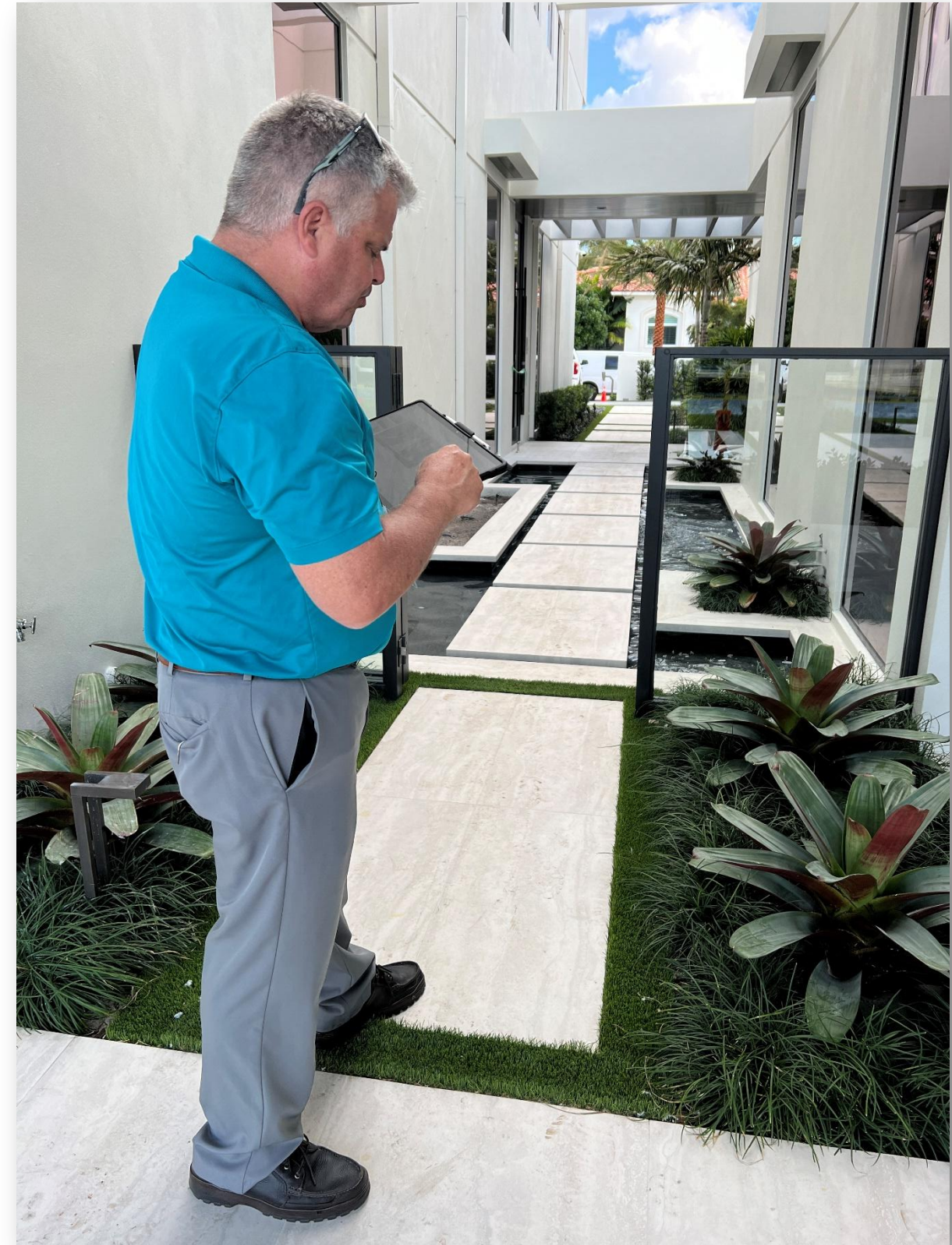
- » **Definition:** Systematic appraisal of multiple properties at once
- » **Purpose:**
 - » Efficient property valuation
 - » Tax assessment
 - » Market analysis



MASS APPRAISAL

KEY PRINCIPLES

- » **Standardization:** Consistent methods and procedures
- » **Statistical Techniques:** Use of data analysis and modeling
- » **Efficiency:** Cost-effective and timely process



PROPERTY TYPES

OVERVIEW

- » Commercial Properties
- » Residential Properties
- » Condominium Parcels



DATA COLLECTION AND MANAGEMENT

VALUATION FOUNDATIONS

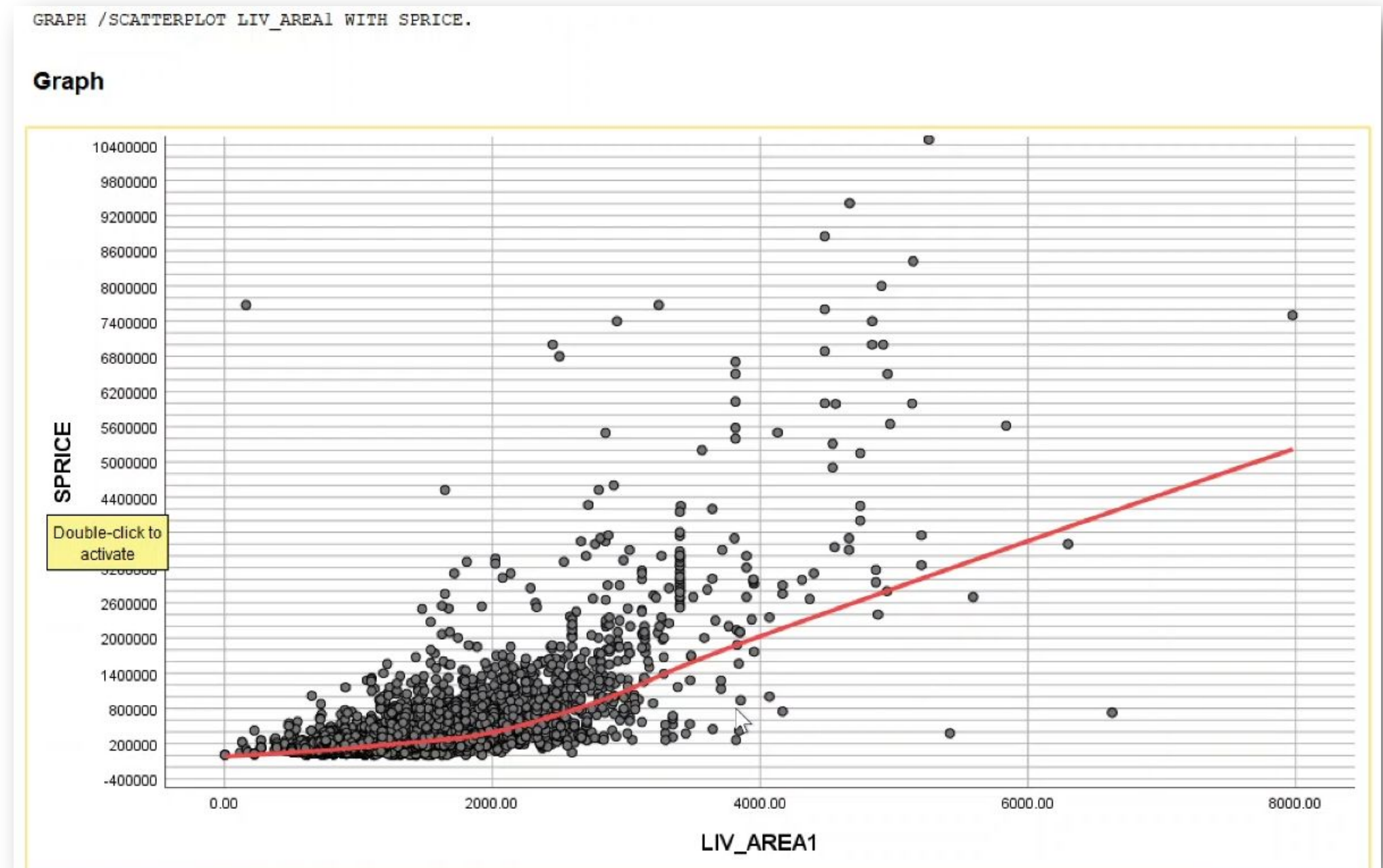
- » Data Sources:
 - » Property Records
 - » Market Data
 - » Geographic Information Systems (GIS)
- » Data Quality:
 - » Accuracy
 - » Completeness
 - » Consistency



BUILDING THE VALUATION MODEL

VALUATION FOUNDATIONS

- » **Model Selection:** Choosing suitable models for different property types
- » **Variable Identification:** Factors impacting property values (location, size, age, etc.)
- » **Calibration and Testing:** Adjusting model parameters and validating with sales data



COMMERCIAL PARCELS

APPRAISAL

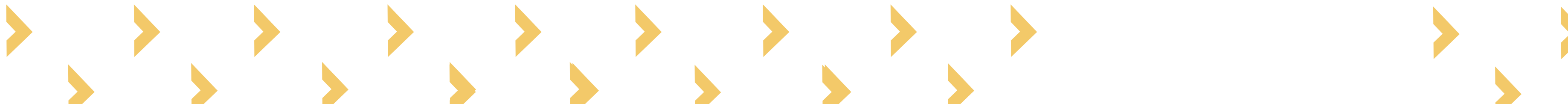
- » Income Approach:
 - » Focus on rental income and capitalization rates
- » Cost Approach:
 - » Replacement cost minus depreciation
- » Sales Comparison Approach:
 - » Comparing recent sales of similar properties



RESIDENTIAL PARCELS

APPRAISAL

- » Sales Comparison Approach:
 - » Analyzing recent neighborhood sales
- » Cost Approach:
 - » Estimating rebuilding cost minus depreciation
- » Income Approach:
 - » Applicable for rental properties



CONDOMINIUM PARCELS

APPRAISAL

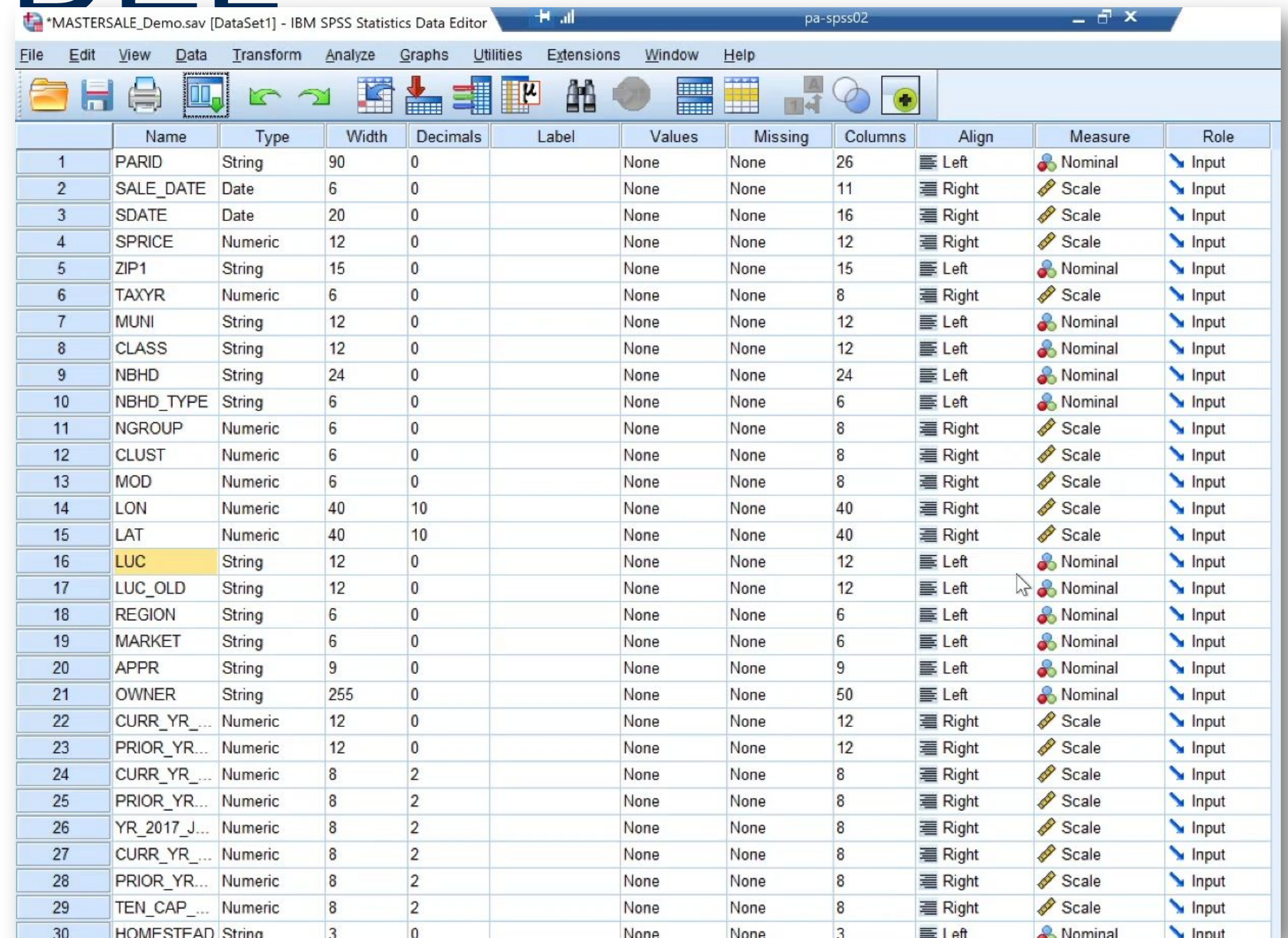
- » Sales Comparison Approach:
 - » Comparison within the same or similar complexes
- » Factors:
 - » Shared ownership of common areas
 - » Unique features and amenities



APPLICATION OF THE VALUATION MODEL

MASS APPRAISAL

- » Mass Valuation Process:
 - » Applying the model to all properties in the assessment area
- » Automated Processes:
 - » Utilizing software and technology
- » Regular Updates:
 - » Periodic model recalibration to reflect market changes

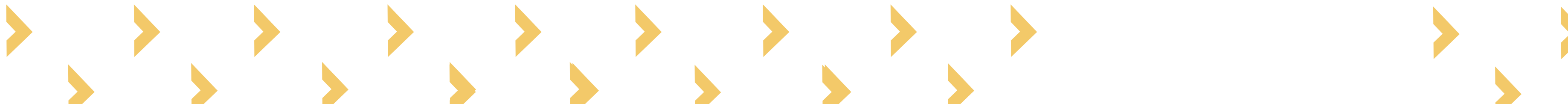


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3	SDATE	Date	20	0		None	None	16	Right	Scale	Input
4	SPRICE	Numeric	12	0		None	None	12	Right	Scale	Input
5	ZIP1	String	15	0		None	None	15	Left	Nominal	Input
6	TAXYR	Numeric	6	0		None	None	8	Right	Scale	Input
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8	CLASS	String	12	0		None	None	12	Left	Nominal	Input
9	NBHD	String	24	0		None	None	24	Left	Nominal	Input
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12	CLUST	Numeric	6	0		None	None	8	Right	Scale	Input
13	MOD	Numeric	6	0		None	None	8	Right	Scale	Input
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15	LAT	Numeric	40	10		None	None	40	Right	Scale	Input
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CHALLENGES

MASS APPRAISAL

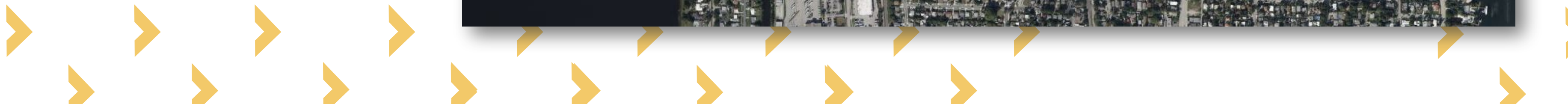
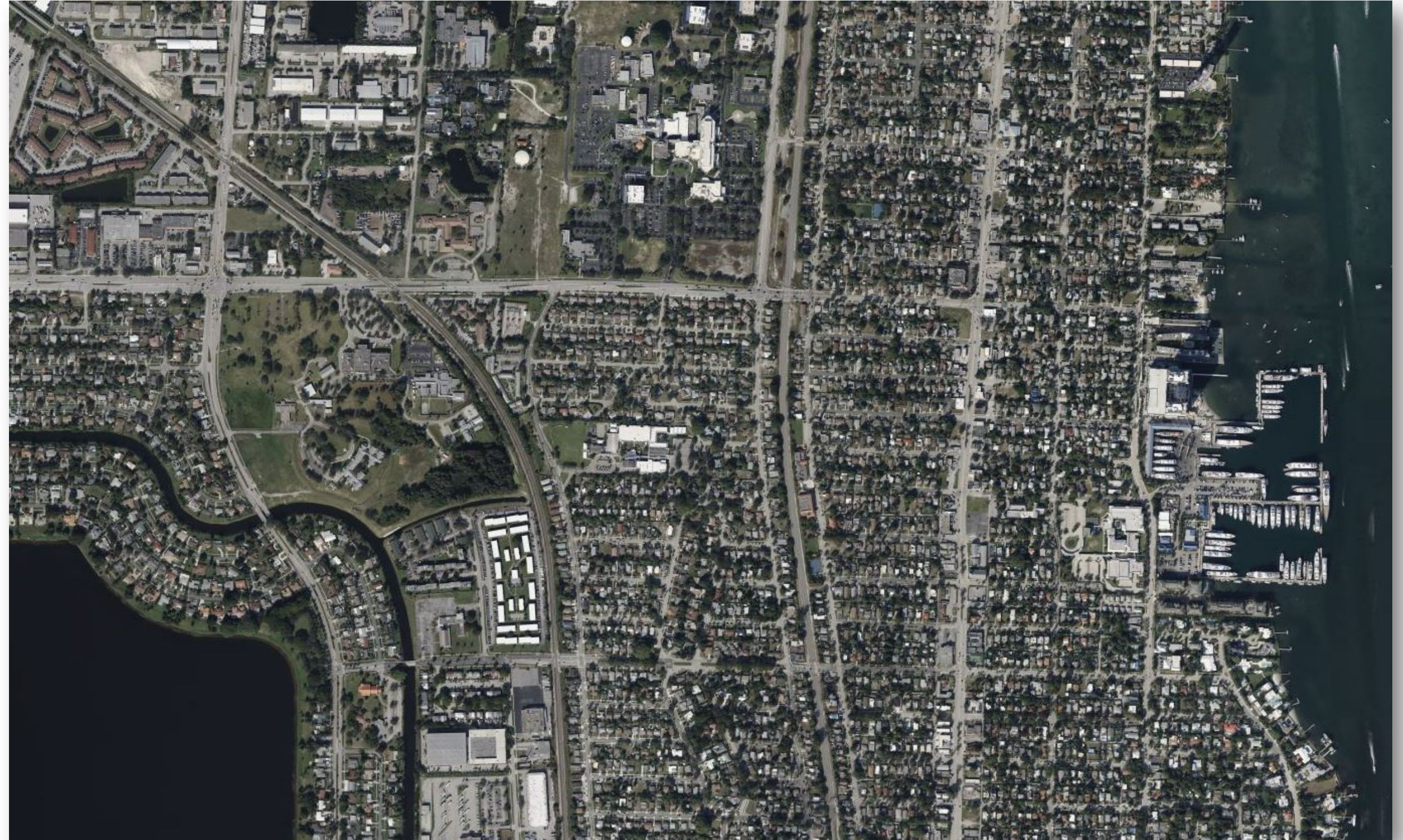
- » Data Limitations:
 - » Incomplete or outdated information
- » Model Accuracy:
 - » Ensuring reliable predictions
- » Public Perception:
 - » Maintaining transparency and trust



ADVANTAGES

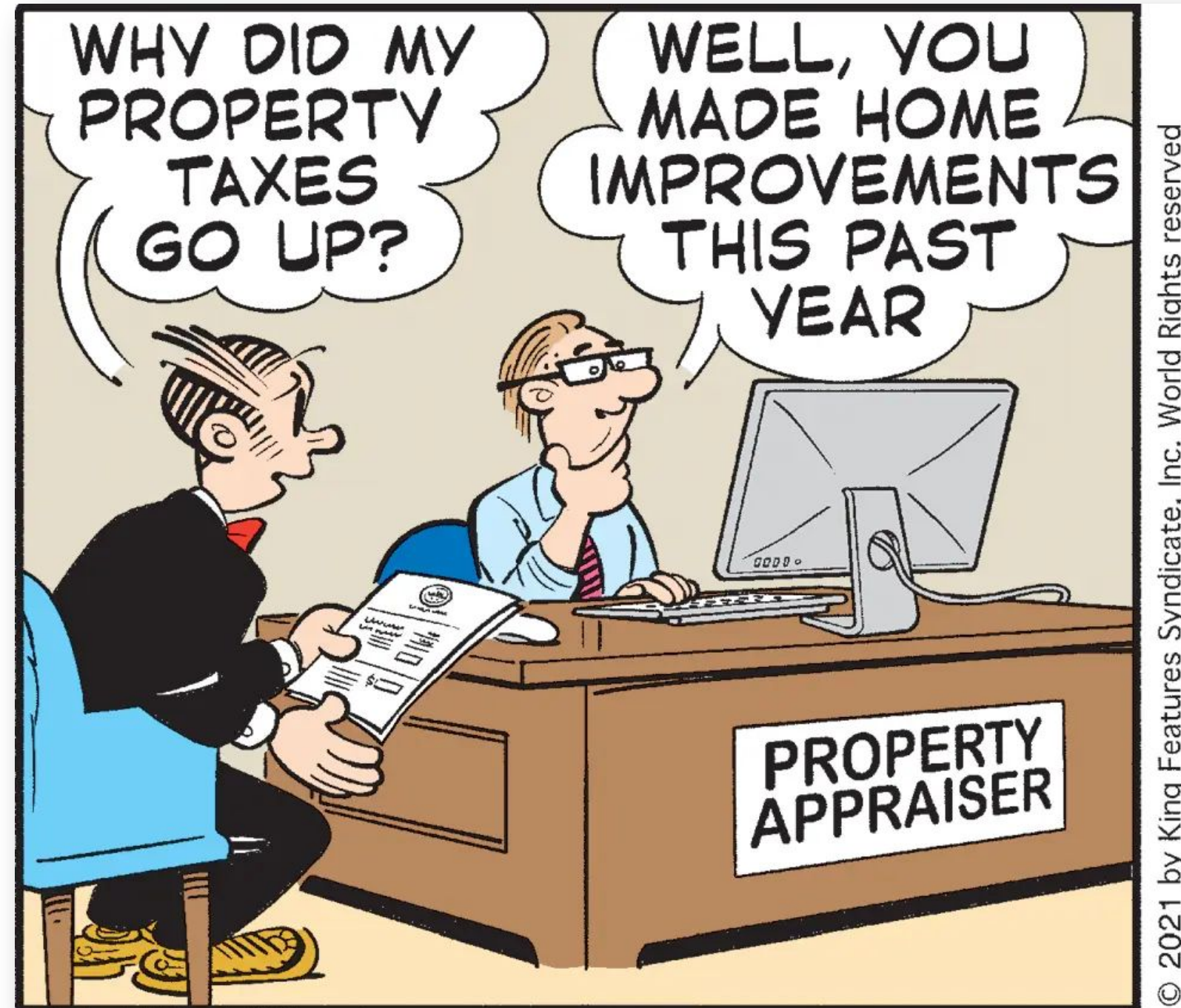
MASS APPRAISAL

- » Consistency:
 - » Uniform assessments
- » Efficiency:
 - » Reduced time and costs
- » Scalability:
 - » Handling large volumes of properties



POLL QUESTION

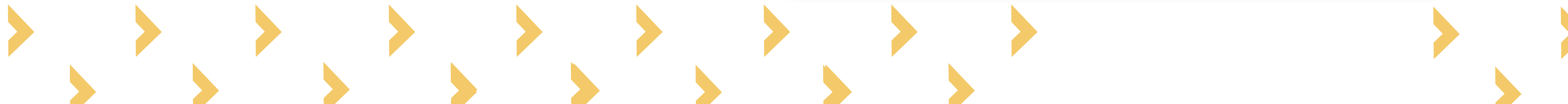
#2



STANDARDS

REGULATORY AND PROFESSIONAL

- » International Association of Assessing Officers (IAAO):
 - » Guidelines and best practices
- » Local Regulations:
 - » Compliance with regional laws
- » Professional Qualifications:
 - » Training and certification for assessors



EXAMPLES

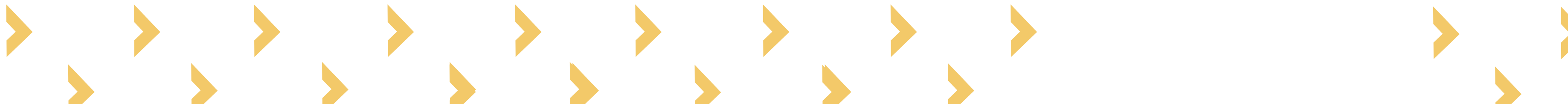
CASE STUDIES

- » Successful Implementations:

- » Examples of mass appraisal in various jurisdictions

- » Lessons Learned:

- » Insights and takeaways from real-world applications



PROPERTY TAX FORMULA

FOR THE STATE OF FLORIDA

Just Value (Market Value)

less, CAP Amount =

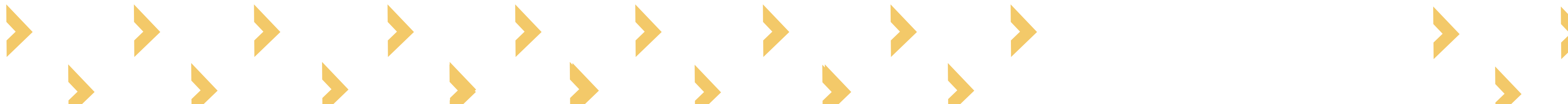
Assessed Value

less, Exemptions =

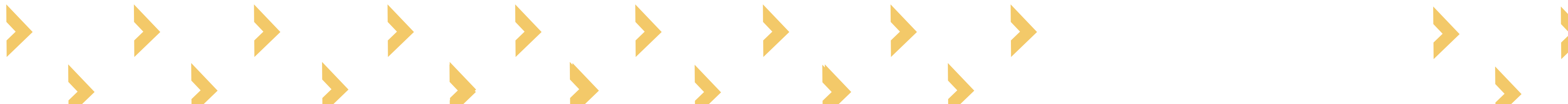
Taxable Value

x Millage Rate =

Property Taxes



THANK YOU!
QUESTIONS?





EXEMPTIONS

TIMOTHY BEAN, CFE

Director, Exemption Services Department

Palm Beach County Property Appraiser's Office

THE CAPS

3% SAVE OUR HOMES VS. 10%

- » FS 193.155 and 193.1554
- » 1994 – 3% Save Our Homes (SOH) CAP for homesteaded properties
 - » First year of homestead, market and assessed value are the same
 - » The second year, the assessed value is limited to a 3% increase or the change in the Consumer Price Index (CPI), whichever is less
- » 2008 – non-homestead 10% cap
 - » Does not apply to school taxes
 - » First year market and assessed value are the same
 - » The second year, the assessed value is limited to an increase of 10%



THE CAPS

3% SAVE OUR HOMES VS. 10%

- » Both the 3% and 10% caps can be reset or have value added if:
 - » There are changes in ownership/control
 - » And/or changes in usage of the property
- » Examples:
 - » Building a pool or garage would add new value
 - » Adding someone to the deed may change the ownership tenancy
 - » Transferring more than 50% of ownership (excluding transfer between spouse)
 - » When a non-homestead property owner applies for homestead exemption, the 10% cap savings on the assessed value are reset to market value
 - » When a new homeowner applies for homestead exemption on a property where the previous owner had homestead exemption, any 3% SOH cap savings on the assessed value are reset to market value.



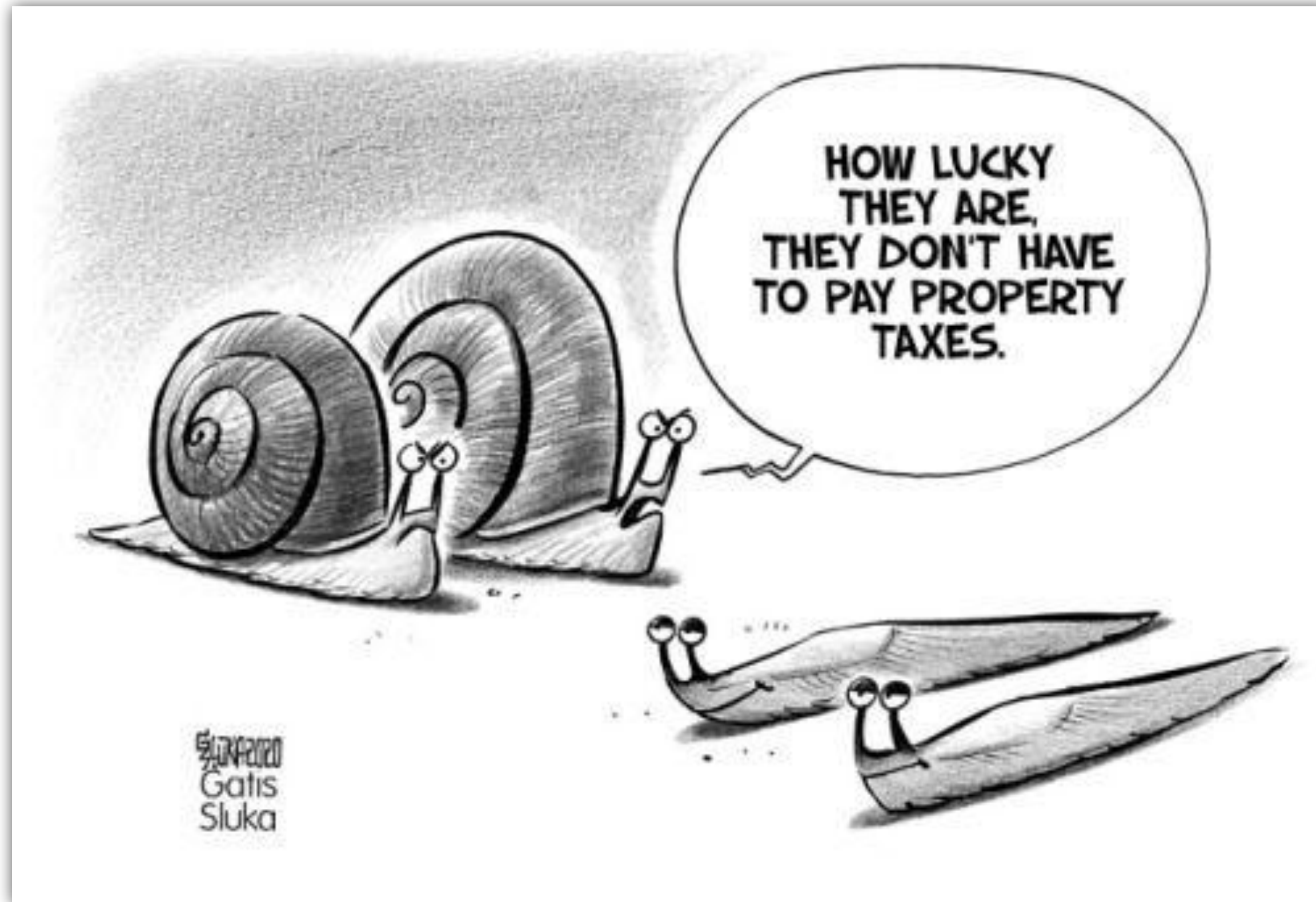
EXEMPTIONS

FLORIDA PROPERTY OWNERS HAVE MANY OPTIONS

- » \$50,000 Homestead Exemption
- » Portability
- » Senior Homestead Exemption
- » Granny Flats
- » \$5,000 Exemption for Widow/Widower
- » \$5,000 Exemption for Personal Disability
- » \$5,000 Exemption for Blind Persons
- » Exemption for Totally and Permanently Disabled
- » Quadriplegic
- » \$5,000 Veteran disability
- » Exemption for Total and Permanent Disabled Veterans
- » Combat Veteran Exemption

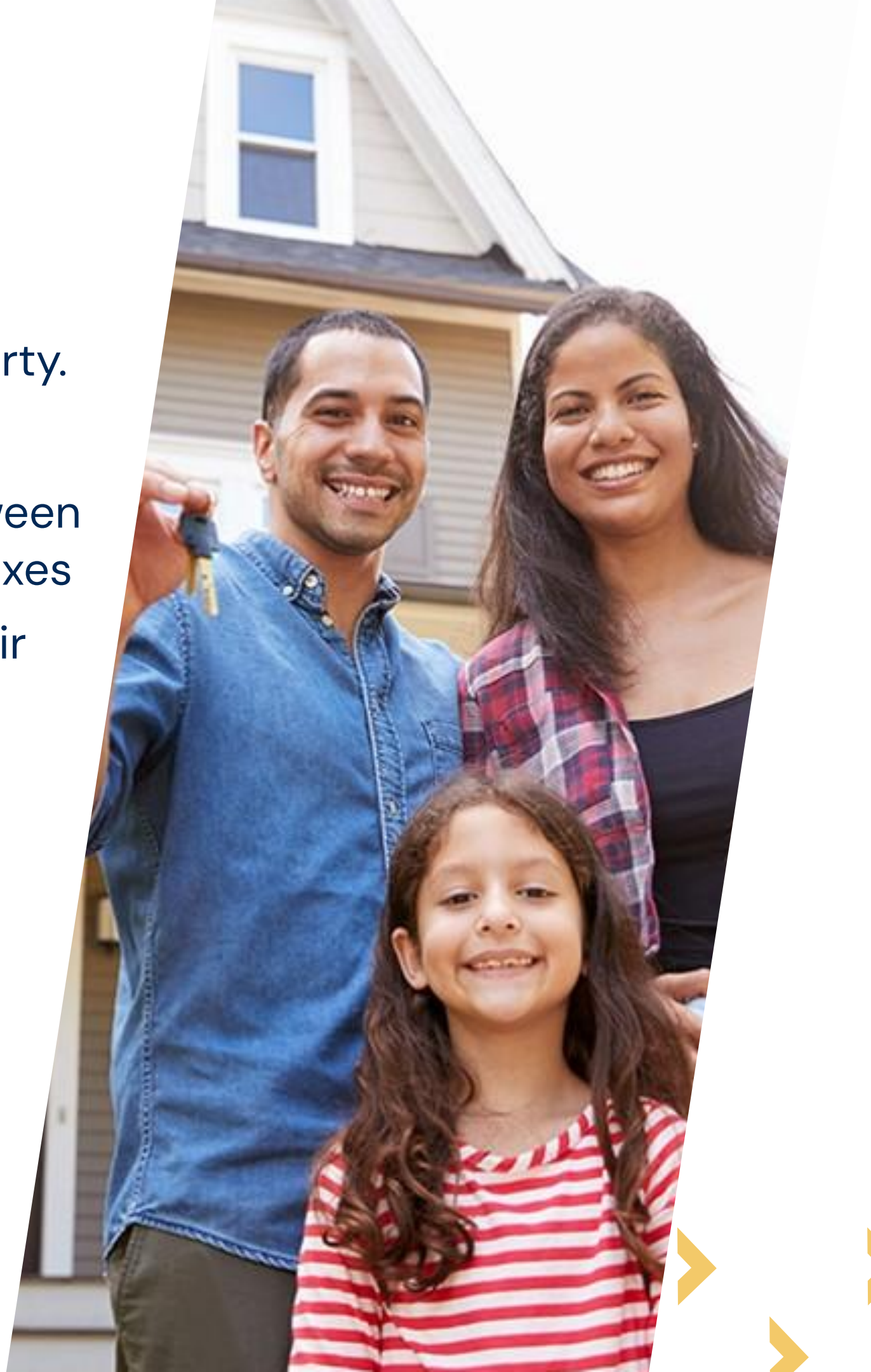
POLL QUESTION

#3



HOMESTEAD EXEMPTIONS

- » Property tax exemption of up to \$50,000 on homestead property.
 - » The first \$25,000 applies to all property taxes
 - » The second \$25,000 applies to the assessed value between \$50,000 and \$75,000 and only to non-school district taxes
- » To qualify, the taxpayer must own the property and make it their permanent residence or the permanent residence of their dependent as of January 1 of the tax year they wish to apply
- » The property is assessed at full market value the year the exemption begins. Following that first year, each year the exemption remains in place means the assessed value cannot increase more than 3 percent or the percent change in the Consumer Price Index (CPI), whichever is less. This is called the "Save Our Homes" (SOH) assessment limitation or often abbreviated as "the cap."



PORTABILITY

NOT AN EXEMPTION

- » Not an exemption, but related to the homestead exemption.
- » Allows Florida homesteaders to transfer their cap or portion of the cap to new homestead.
- » If the new homestead has a higher just value (upsized) than the old homestead, the homeowner may port up to \$500,000 of capped value to their new homestead.
- » If the new homestead has a lower just value (downsize) than the old homestead, the homeowner may take a percentage of their cap savings to their new homestead.
- » The maximum amount that can be transferred is \$500,000.
- » Must establish a new homestead within 3 tax years of abandoning a previous homestead (you can go two years without homestead).

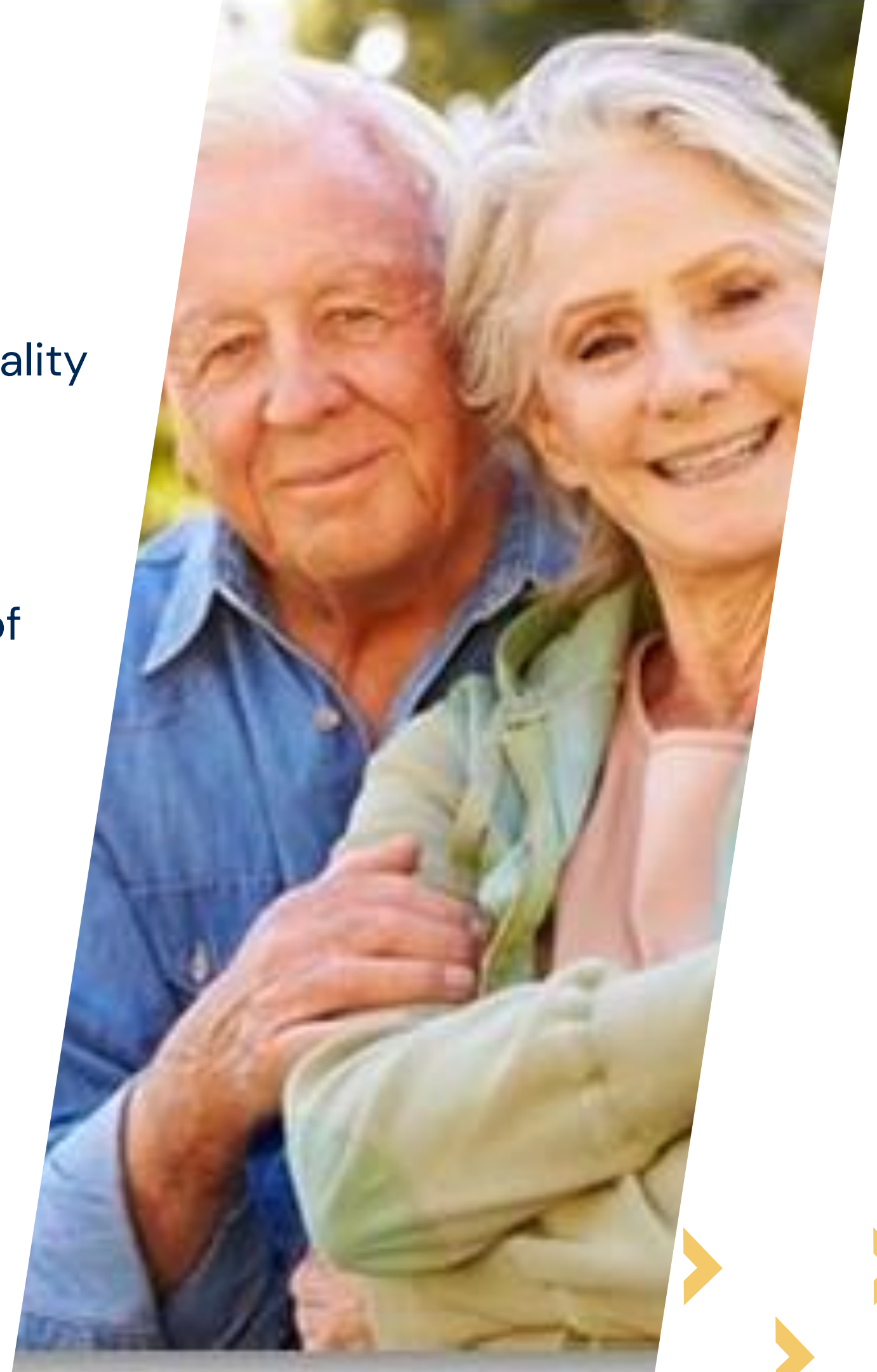


SENIOR HOMESTEAD EXEMPTIONS

- » Up to \$50,000 exemption (only applies to county and municipality portions that have approved this additional exemption).
- » Must be 65 years of age.
- » Combined household adjusted gross income from prior year cannot exceed income limitation set annually by Department of Revenue (\$36,614 for 2024). (Savings – Varies)

The Senior Exemption is jurisdiction specific:

- » Palm Beach County – \$25,000
- » Boynton Beach – \$25,000
- » Greenacres – \$5,000
- » Haverhill – \$50,000
- » Juno Beach – \$50,000
- » Jupiter – \$50,000
- » Jupiter Inlet Colony – \$50,000
- » Lake Park – \$10,000
- » Lantana – \$25,000
- » Loxahatchee Groves – \$50,000
- » Lake Worth Beach – \$25,000

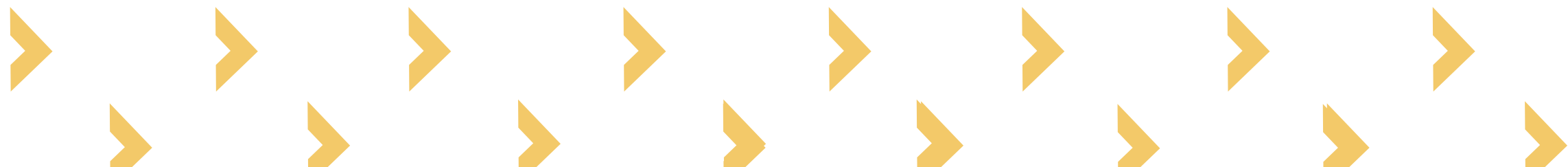
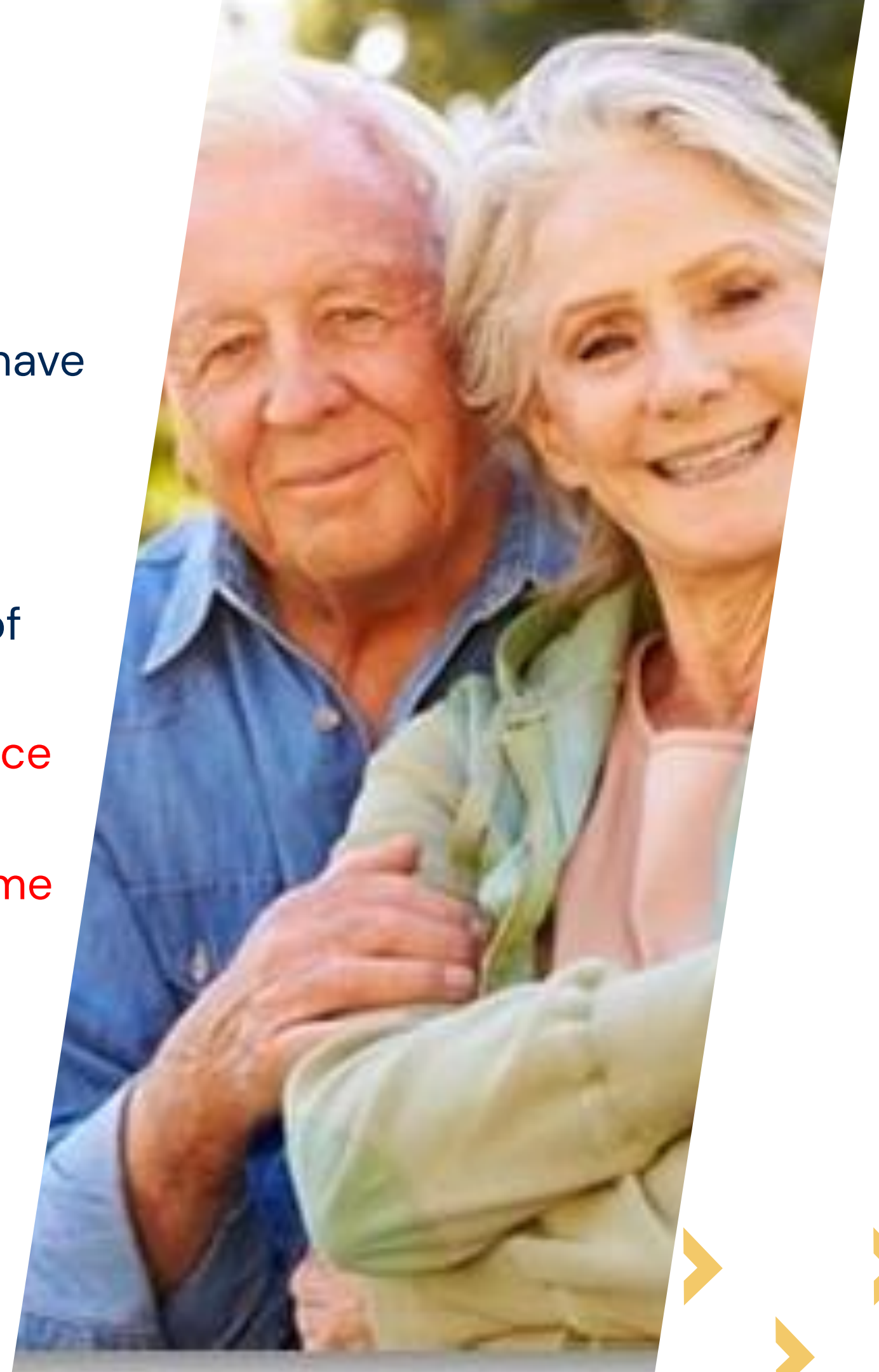


SUPER SENIOR EXEMPTIONS

- » Up to \$50,000 exemption (only applied to municipalities that have approved this additional exemption).
- » Must be 65 years of age.
- » Combined household adjusted gross income from prior year cannot exceed income limitation set annually by Department of Revenue (\$36,614 for 2024). (Savings – Varies)
- » Maintained the ownership and have been a permanent residence of the property for at least 25 years.
- » A property with a market value of less than \$250,000 at the time of application.

The Super Senior Exemption is jurisdiction specific:

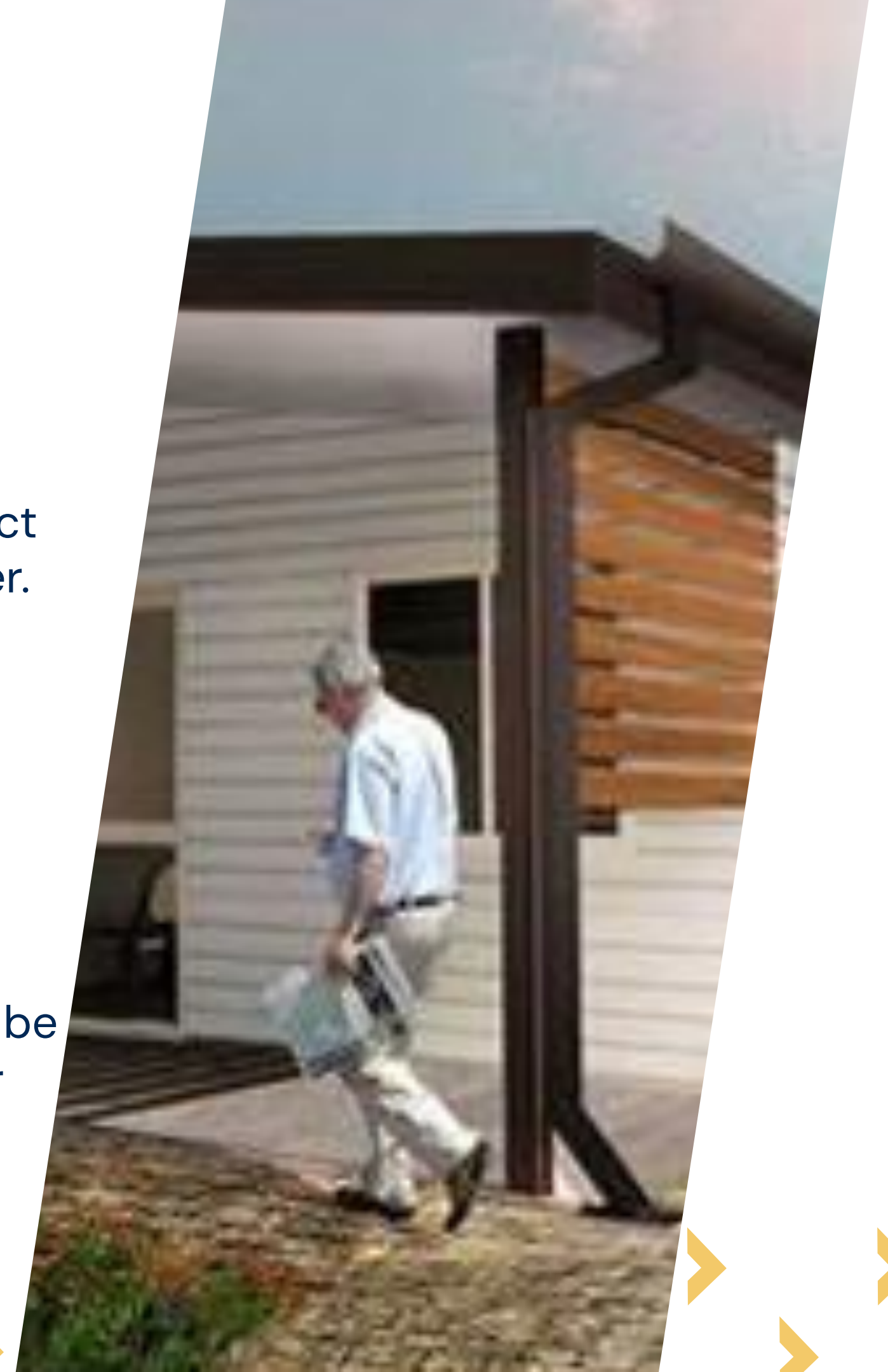
- » Boynton Beach – \$25,000



GRANNY FLAT

EXEMPTIONS

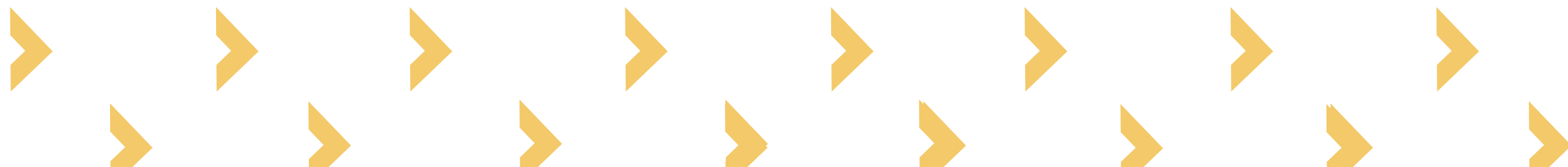
- » Reduction in Assessment for Living Quarters of Parents or Grandparents (Granny Flat)
- » A reduction in the assessed value of homestead property for homeowners who build an addition to their home or reconstruct part of their home to care for parents who are 62 years or older.
- » The reduction in assessed value is equal to the value of the addition or renovation or 20% of the total property value, whichever is less.
- » The reduction is based on the increase in the assessment as determined by a physical inspection. That amount may be the same or less than the actual cost of the improvements.
- » The occupant of the granny flat cannot be an owner and must be a parent or grandparent of the property owner, age 62 or older as of January 1 of the year in which the reduction is requested.
- » The property owner must have a homestead exemption on the property before any construction begins.



WIDOW/WIDOWER

EXEMPTIONS

- » \$5,000 exemption (that's not the tax break – that's the value reduction)
- » The \$5,000 exemption results in about \$100 in tax savings.
- » If individual re-marries, then they are no longer eligible for this exemption.
- » If the individual was divorced prior to death, they would not be eligible for this exemption.
- » Must be the homesteaded property of the applicant.



BLIND EXEMPTIONS

- » \$5,000 exemption (that's not the tax break – that's the value reduction)
- » The \$5,000 exemption results in about \$100 in tax savings.
- » Requires Certificate or letter from Division of Blind Services or an Optometrist's Certification.
- » Must be the homesteaded property of the applicant.



PERSONAL DISABILITY EXEMPTIONS

- » \$5,000 exemption (that's not the tax break – that's the value reduction)
- » The \$5,000 exemption results in about \$100 in tax savings.
- » Completed Physician Certification – (DR-416) or Social Security Administration Letter stating Disability for the applicant.
- » Must be the homesteaded property of the applicant.
- » Although there are other disability exemptions, this one is for disabled people who are not paraplegic, hemiplegic, legally blind or have other disabilities that require a wheelchair for mobility.
- » There is no income limitation for this exemption.



QUADRIPLLEGIC

EXEMPTIONS

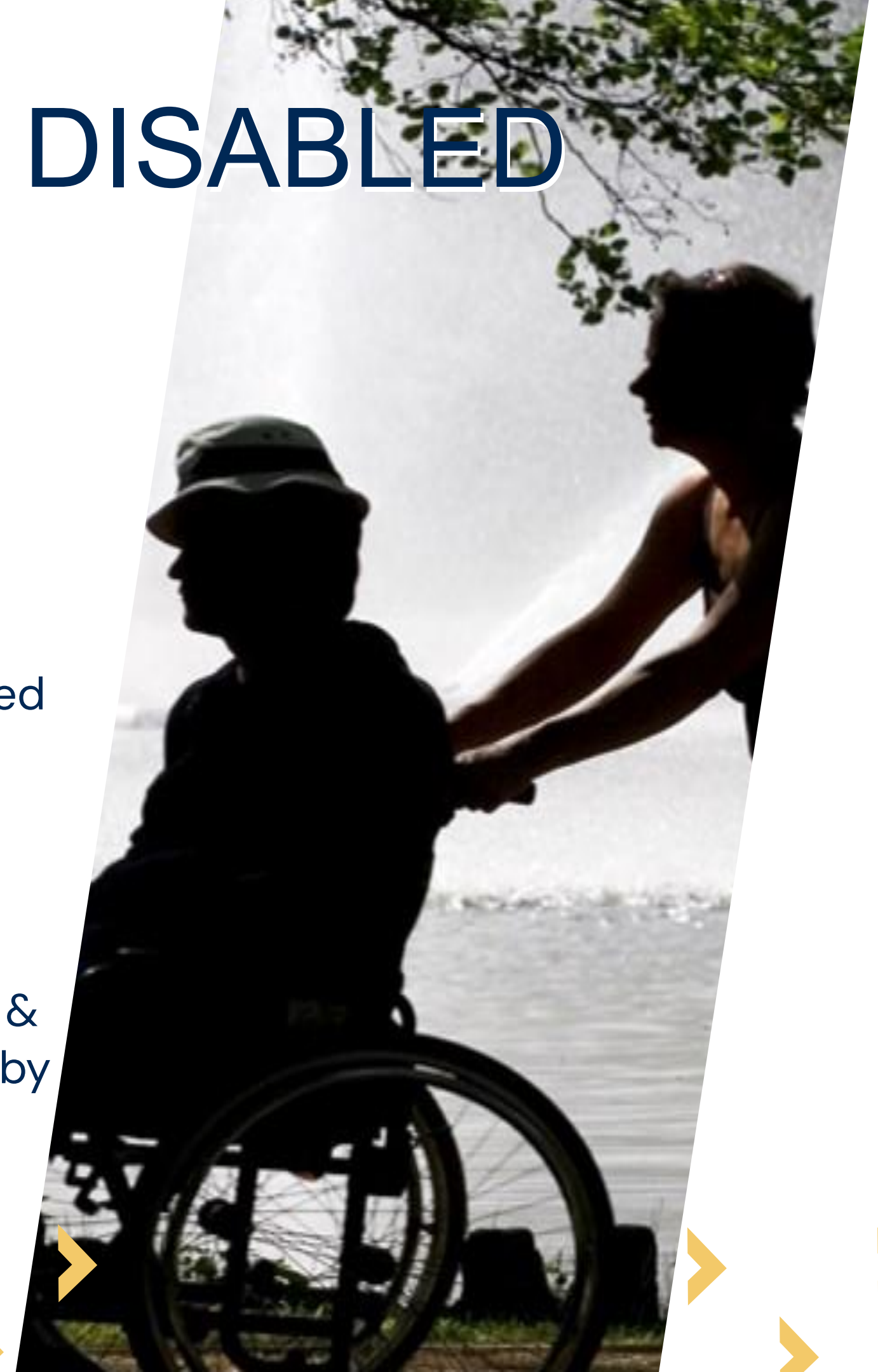
- » Exempt from ad valorem property taxes
- » Does not apply to non-ad valorem assessments.
- » Must be homesteaded property owned by a quadriplegic.
- » Requires Physician Certification – (DR-416) from 2 Florida physicians.
- » No income limitations for quadriplegic.
- » Requires a homestead exemption.



TOTAL AND PERMANENTLY DISABLED

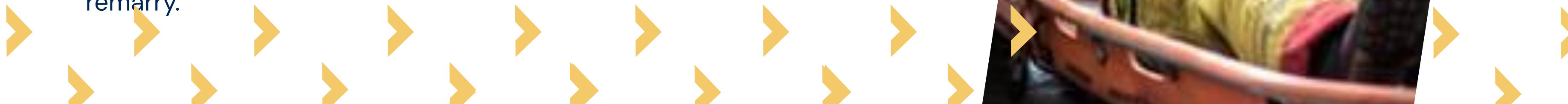
EXEMPTIONS

- » Exempt from ad valorem property taxes
- » Does not apply to non-ad valorem assessments.
- » Paraplegic, hemiplegic, legally blind, or other totally and permanently disabled person who must use a wheelchair for mobility qualify.
- » Total household gross income from the prior year cannot exceed income limitation set by Department of Revenue, adjusted annually (\$35,693 for 2024). Must be renewed annually.
- » Total household gross income includes VA and Social Security benefits.
- » Requires two separate Florida Physician's Certification of Total & Permanent disability forms (DR416) which must be completed by their doctors.
- » Completed Statement of Gross Income (DR-501A) (unless doctor certifies quadriplegia).



DISABLED LAW ENFORCEMENT & FIRST RESPONDER EXEMPTIONS

- » Exempt from ad valorem property taxes.
- » First responders, law enforcement officers, correctional officers, firefighters, emergency medical technicians, or paramedics
- » Must have been employed by a FL agency when injured.
- » Must have been disabled "In the line of duty."
- » Must be deemed disabled to a degree of Total and Permanent and unemployable.
- » Must provide disability documentation from the Social Security Administration or Florida Retirement, or provide two professionally unrelated Florida Physicians letters.
- » Must provide a certificate from the organization that employed the applicant at the time the injury or injuries occurred.
- » The exemption carries over to the benefit of the surviving spouse who does not remarry.



POLL QUESTION

#4

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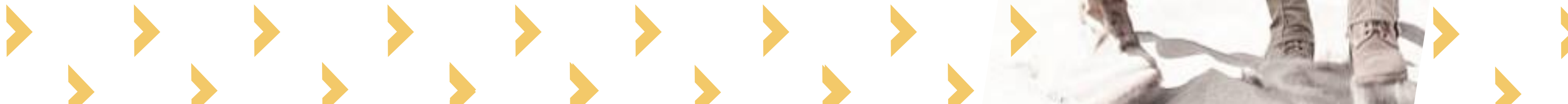


**“If I find happiness in my own back yard,
will it increase my property taxes?”**

VETERAN DISABILITY OR SURVIVING SPOUSE

MILITARY-RELATED EXEMPTIONS

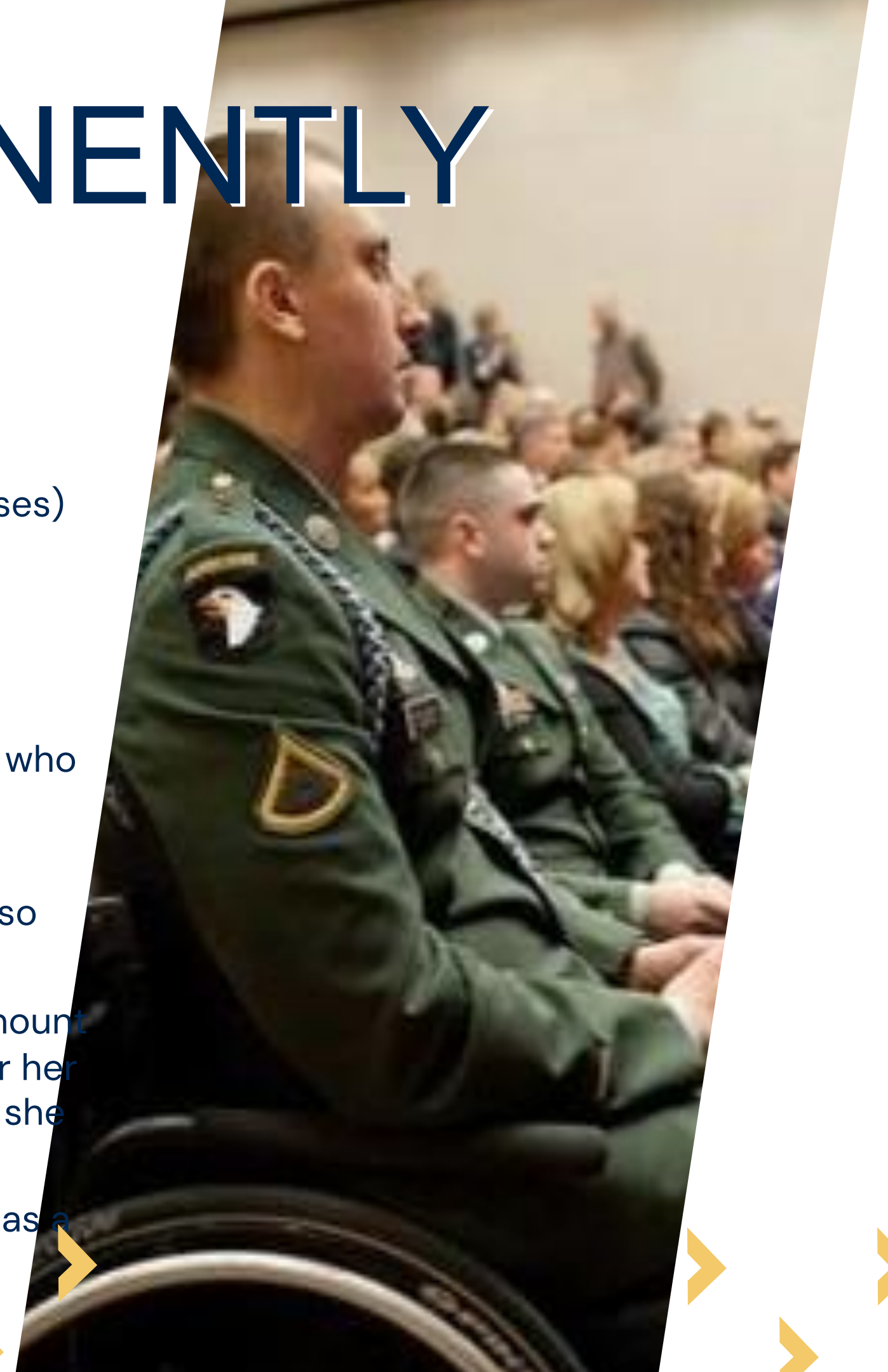
- » \$5,000 exemption (approximately \$100 annual savings)
- » Applicant must qualify for homestead first.
- » Any honorably discharged ex-service member, who is a permanent resident of the State of Florida, who has been disabled to a degree of 10 percent or more in war or by a service-connected misfortune.
- » To qualify, applicant must obtain an E-benefits letter from the U.S. Department of Veterans Affairs.



TOTALLY AND PERMANENTLY DISABLED VETERAN

MILITARY-RELATED EXEMPTIONS

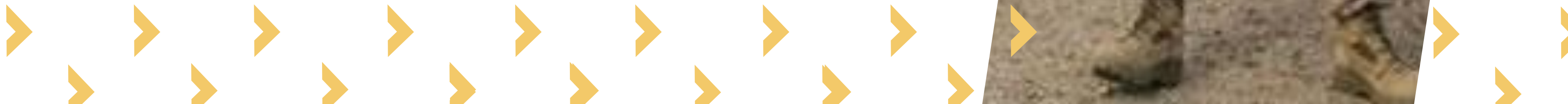
- » Exemption for Totally and Permanently Disabled Veteran (and surviving spouses)
- » Exempt from ad valorem property taxes
- » Does not apply to non-ad valorem assessments.
- » Applicant must qualify for homestead first.
- » Any ex-service member, who is a permanent resident of the State of Florida, who is considered "Total and Permanently disabled due to service connected disabilities."
- » The un-remarried surviving spouse of such a disabled ex-service member also qualifies.
- » If the surviving spouse sells the property, an exemption not to exceed the amount granted from the most recent ad valorem tax roll may be transferred to his or her new residence as long as it is used as his or her primary residence and he or she does not remarry.
- » To qualify, applicant must obtain proof of service-connected disability, such as a letter from the U.S. Government or U.S. Department of Veterans Affairs



COMBAT DISABILITY VETERAN

MILITARY-RELATED EXEMPTIONS

- » The percentage discount on property taxes is equal to the percentage of the veteran's permanent service connected disability as determined by the United States Department of Veterans Affairs
- » Must be 65 years of age or older.
- » Must be honorably discharged.
- » Disability must be combat-related.
- » Must be homesteaded property of applicant.
- » To qualify, applicant must obtain official letter from U.S. Dept. of Veterans Affairs that states the percentage of disability and identifies disability as combat-related.



DEPLOYED MILITARY

MILITARY-RELATED EXEMPTIONS

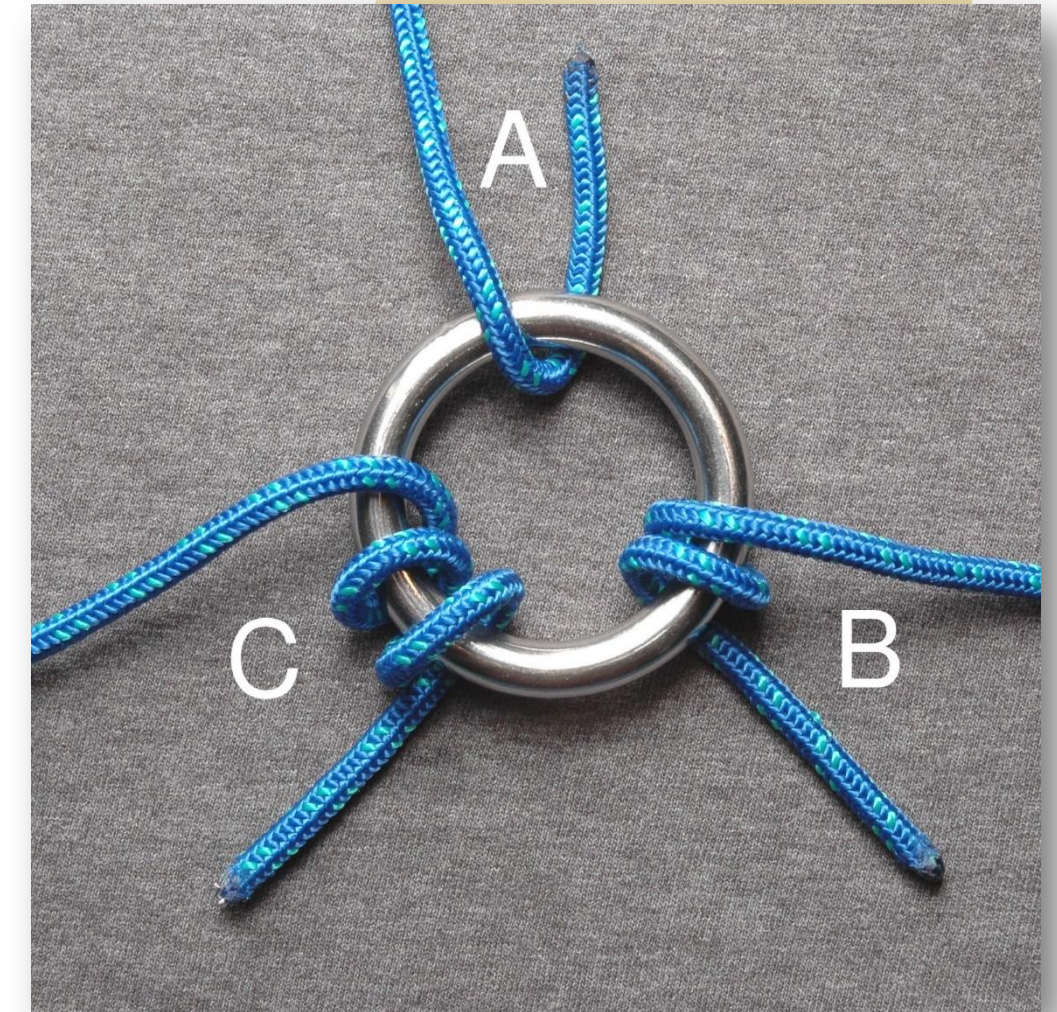
- » Percentage discount on property taxes equal to the number of days deployed during the preceding year (converted to a percentage)
- » Must be homesteaded property of applicant.
- » To qualify, service member must have been deployed during the preceding year in support of a legislature designated operation.
- » To qualify, applicant must obtain Official letter from U.S. Dept. of Veterans Affairs which states the percentage of disability and identifies disability as combat-related.
- » Designated operations are listed under 196.173 F.S.
- » No disability required.



TYING IT ALL TOGETHER

VALUES

- » Market Value
- » Assessed Value (for Homestead properties):
 - » Where taxes are derived
 - » 1st year – Up to \$50,000 Homestead exemption reduction
 - » Subtract additional Exemptions
 - » Beginning the 2nd year, will not increase more than 3%.
- » Exemptions
 - » Homestead
 - » Additional exemption(s)
- » Taxable Value
 - » Remainder after all deductions of exemptions
 - » Multiply by millage rate/1000



TYING IT ALL TOGETHER

PROPERTY TAX BILL

COUNTY OF PALM BEACH: NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY CONTROL NO.	YEAR	BILL NO.	CMC	APPLIED EXEMPTION(S)	LEGAL DESCRIPTION
	2021	101460006	45	Homestead Additional Homestead	

ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
www.pbctax.com | 561-886-8800

2021 REAL ESTATE PROPERTY TAX BILL

READ REVERSE SIDE BEFORE CALLING		AD VALOREM TAXES		READ REVERSE SIDE BEFORE CALLING	
TAXING AUTHORITY	TELEPHONE	ASSESSED	EXEMPTION	TAXABLE	MILLAGE
COUNTY	561-355-3996	124,473	50,000	74,473	4.7815
COUNTY DEBT	561-355-3996	124,473	50,000	74,473	0.0334
FIRE/RESCUE MSTU	561-355-3996	124,473	50,000	74,473	3.4581
CITY OF LAKE WORTH BEACH	561-586-1654	124,473	50,000	74,473	5.4945
CITY OF LAKE WORTH BEACH DEBT	561-586-1654	124,473	50,000	74,473	1.1100
CHILDRENS SERVICES COUNCIL	561-740-7000	124,473	50,000	74,473	0.6233
F.I.N.D.	561-627-3386	124,473	50,000	74,473	0.0320
PBC HEALTH CARE DISTRICT	561-659-1270	124,473	50,000	74,473	0.7261
SCHOOL LOCAL	561-434-8837	124,473	25,000	99,473	3.2480
SCHOOL STATE	561-434-8837	124,473	25,000	99,473	3.6270
SFWMD EVERGLADES CONST PROJECT	561-686-8800	124,473	50,000	74,473	0.0365
SO FLA WATER MANAGEMENT DIST.	561-686-8800	124,473	50,000	74,473	0.1061
SO FLA WATER MGMT - OKEE BASIN	561-686-8800	124,473	50,000	74,473	0.1146

TOTAL AD VALOREM 1,913.88

READ REVERSE SIDE BEFORE CALLING		NON-AD VALOREM ASSESSMENTS		READ REVERSE SIDE BEFORE CALLING	
LEVYING AUTHORITY	TELEPHONE	RATE	AMOUNT		
LAKE WORTH - REFUSE COLLECTION	561-586-1654	245.14	245.14		
SOLID WASTE AUTHORITY OF PBC	561-640-4000	178.00	178.00		
LAKE WORTH - STORMWATER	561-586-1654	78.25	78.25		

TOTAL NON-AD VALOREM 501.39
TOTAL AD VALOREM AND NON-AD VALOREM COMBINED 2,415.27

AMOUNT DUE WHEN RECEIVED BY					TAXES ARE DELINQUENT APRIL 1, 2022
NOV 30, 2021	DEC 31, 2021	JAN 31, 2022	FEB 28, 2022	MAR 31, 2022	
\$2,318.65	\$2,342.81	\$2,366.96	\$2,391.11	\$2,415.27	
4%	3%	2%	1%	NO DISCOUNT	

DETACH HERE **SEE REVERSE SIDE FOR INSTRUCTIONS AND INFORMATION** DETACH HERE

COUNTY OF PALM BEACH: NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY CONTROL NO.	YEAR	BILL NO.
	2021	101460006

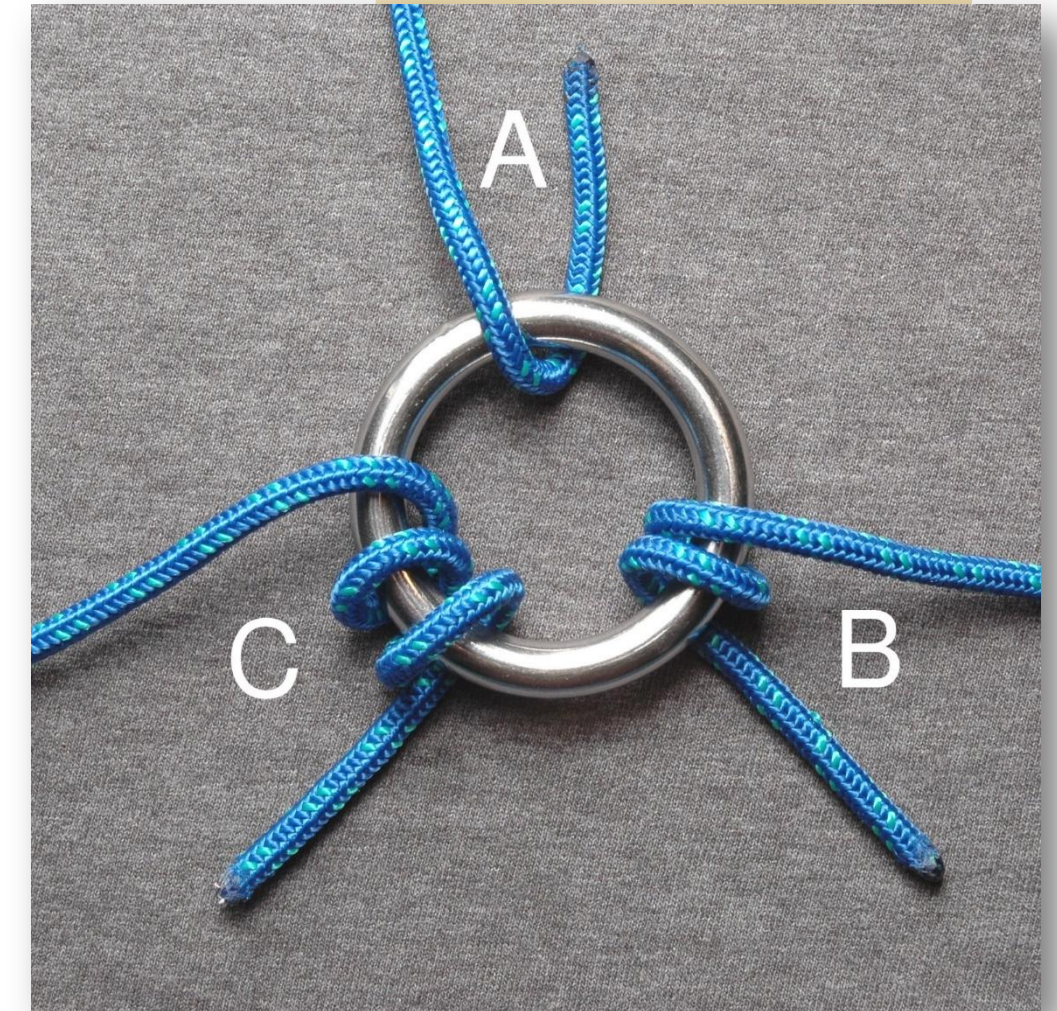
20211014600060002415273

LEGAL DESCRIPTION: [REDACTED] P.O. BOX 3353 WEST PALM BEACH, FL 33402-3353

MAKE PAYMENT TO: TAX COLLECTOR, PALM BEACH COUNTY

AMOUNT DUE WHEN RECEIVED BY					TAXES ARE DELINQUENT APRIL 1, 2022
NOV 30, 2021	DEC 31, 2021	JAN 31, 2022	FEB 28, 2022	MAR 31, 2022	
\$2,318.65	\$2,342.81	\$2,366.96	\$2,391.11	\$2,415.27	
4%	3%	2%	1%	NO DISCOUNT	

RE PT BII 10/07/2021 2021 REAL ESTATE PROPERTY TAX BILL



IT'S NOT ALL ABOUT THE NUMBERS

BUT...

- » The office processed 23,858 NEW Homestead Exemption applications for 2024.
- » There are approximately 650,000 parcels in Palm Beach County; and, approximately 371,000 parcels have Homestead Exemption.
- » For the 2024 tax roll year, there were 350,585 Auto Renewal Receipt Cards mailed with approximately 6,700 being returned for various reasons which generated around 4,000 Questionnaires; which if not returned completed leads to a denial of Homestead Exemption. The office mailed 3,100 denial letters for various reasons.



THANK YOU!
QUESTIONS?





TAX ROLL

DINO MANIOTIS, CFE

Tax Roll Coordinator

Palm Beach County Property Appraiser's Office

MILLAGE RATES

PROPERTY TAX CALCULATION

- » Millage is a tax rate and is defined by dollars per thousand of assessed value

Taxable Value x Millage Rate = Property Tax Owed



\$500,000



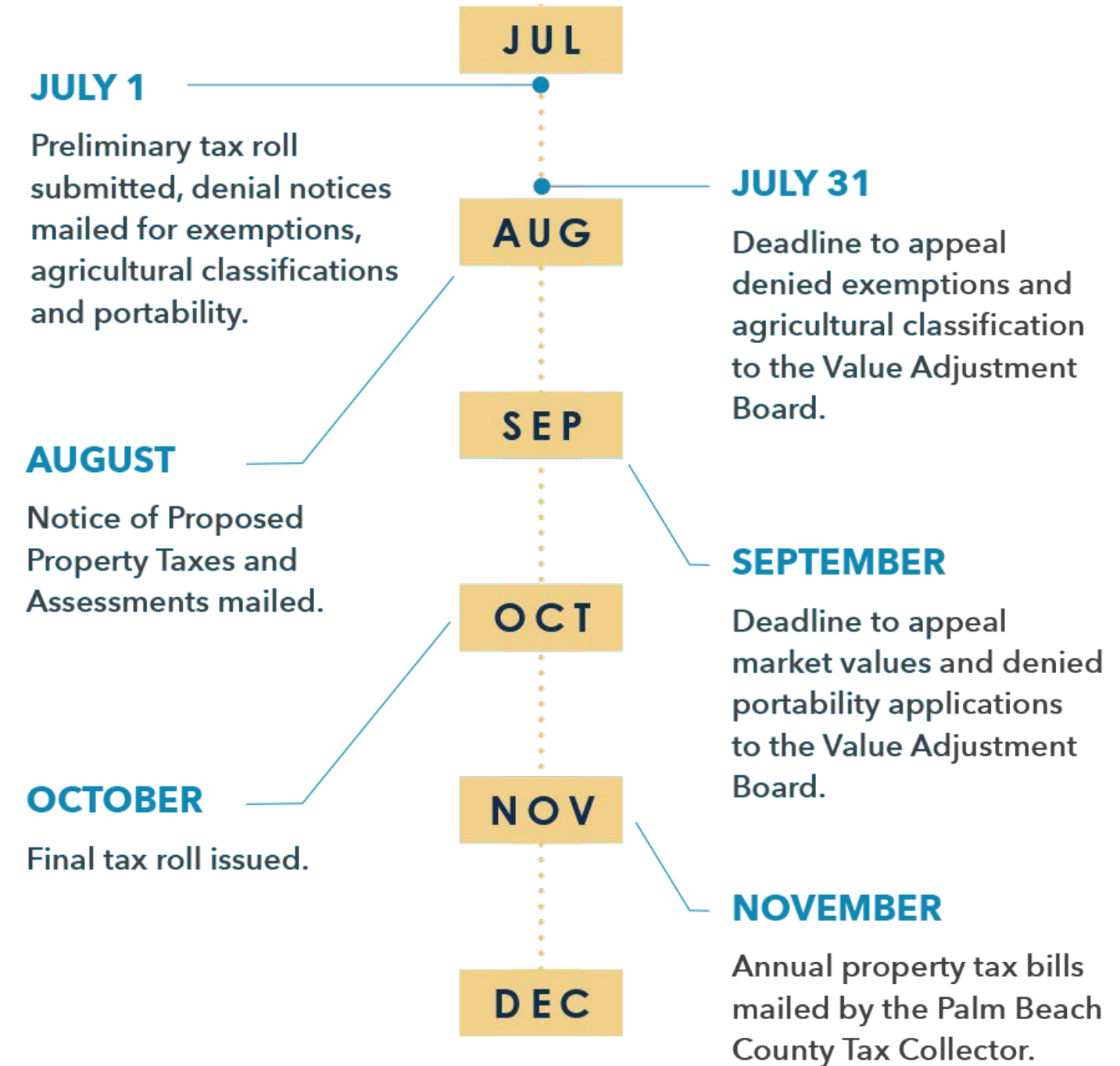
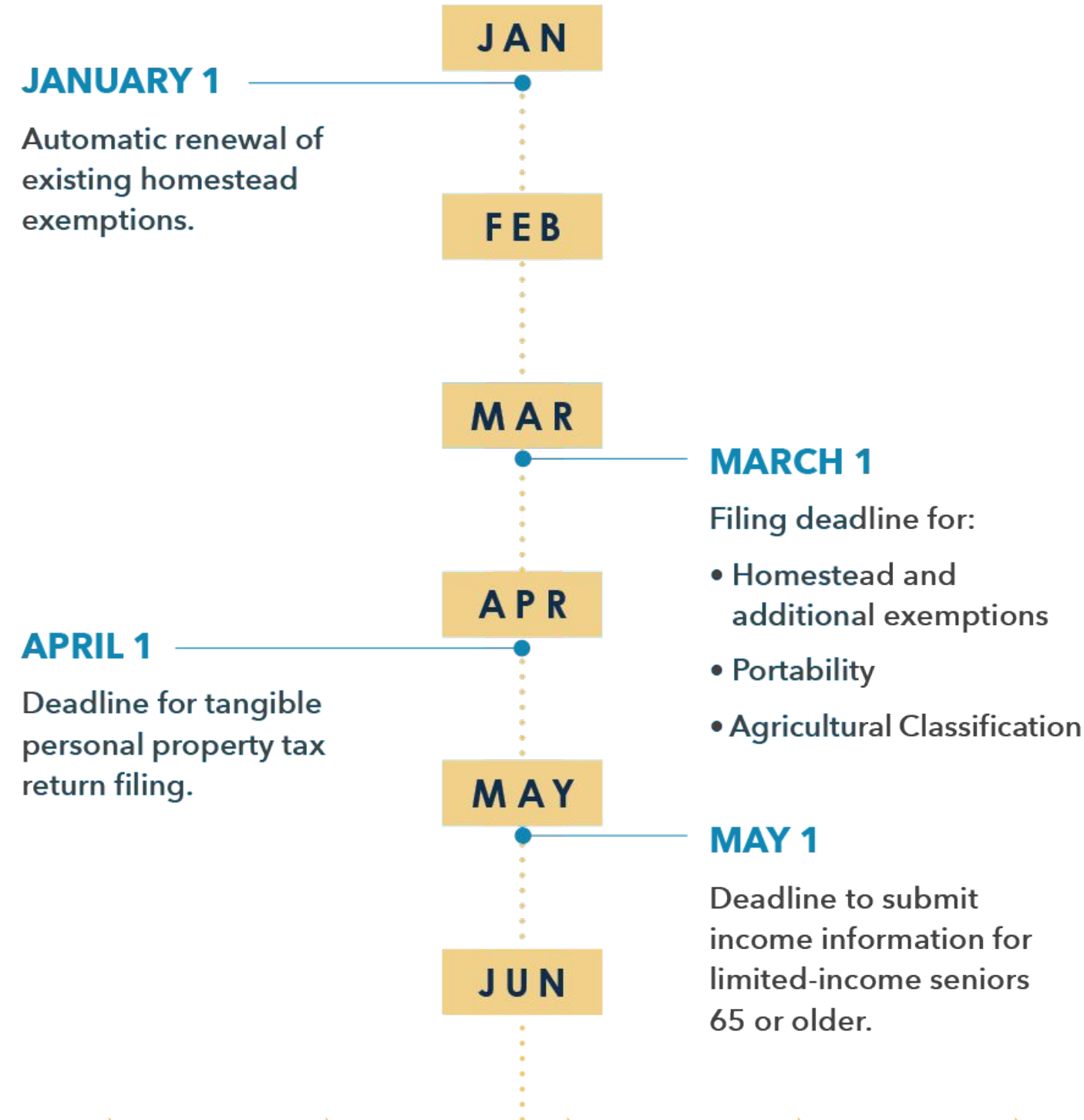
x 8.2 mills (.0082)



= \$4,100

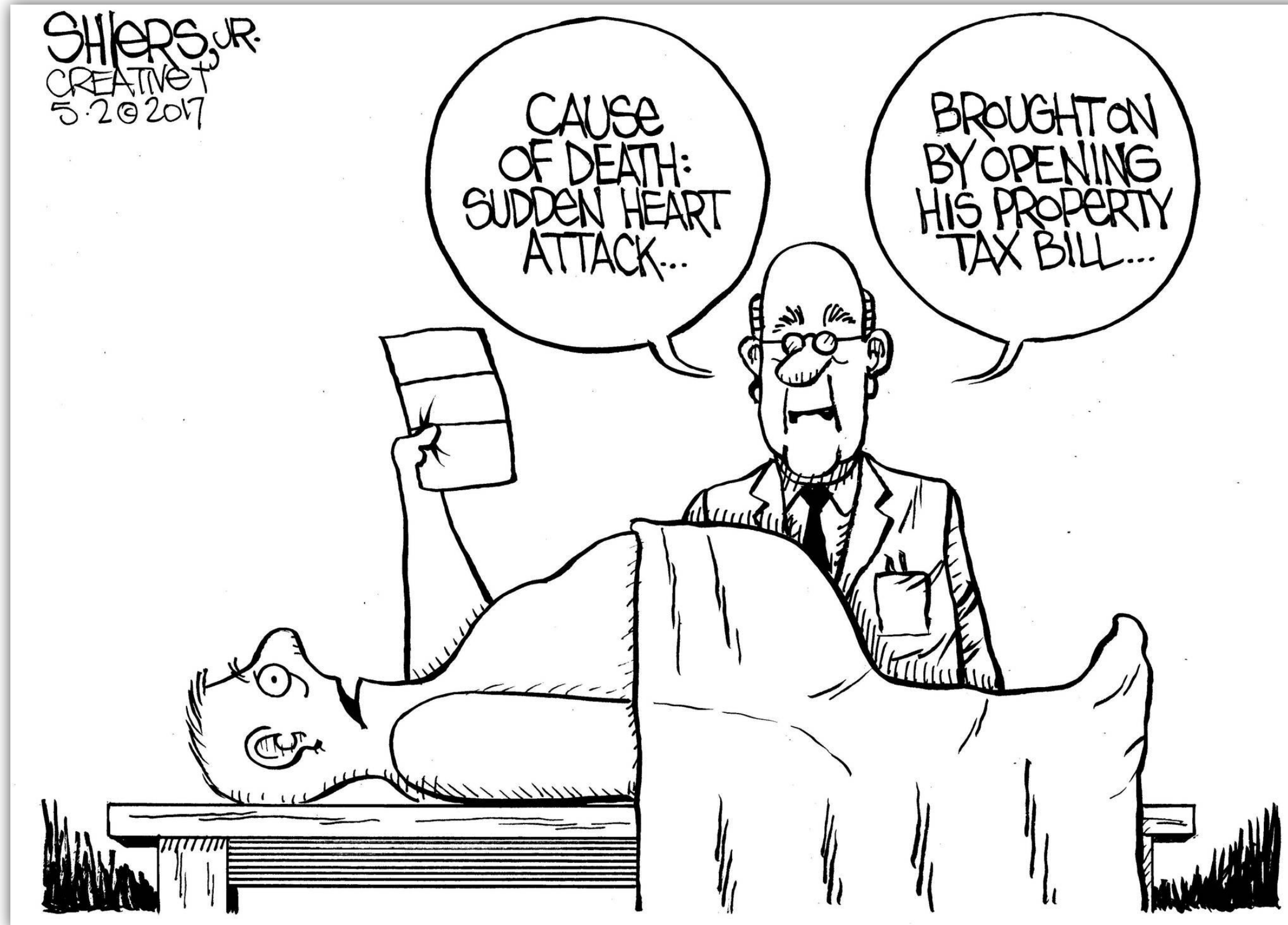
TAX ROLL CYCLE

100 DAY CYCLE



POLL QUESTION

#5



- » Notice of Proposed Property Taxes, also called the Truth In Millage (TRIM)
- » Ensure that all taxpayers are informed about their annual property tax process

Any exemption that impacts your property is listed in this section along with its corresponding exempt value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exempt value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs debt service millage).

Visit the Palm Beach County Property Appraiser's website for more information: www.pbcgov.org/PAPA

TRUTH IN MILLAGE (TRIM)

PROPOSED TAX NOTICE

2021 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS										
A Real Estate Parcel ID: 00-00-00-00-000-0000 B Legal Description: CYPRESS LAKES PRESERVE PUD LT 6		DO NOT PAY THIS IS NOT A BILL			The taxing authorities, which levy taxes against your property, will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing.					
C Taxing Authority	COLUMN 1 D Your Property Taxes Last Year			COLUMN 2 E Your Property Taxes This Year if no budget change is adopted			COLUMN 3 F Your Property Taxes This Year if proposed budget change is adopted			G A Public Hearing on the Proposed Taxes and Budget Will Be Held at the locations and dates below.
	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	
COUNTY										
County Operating	1,461,291,309	4.7815	13,451,392.89	8,432,298,476	4.7815	47,811,427.16	8,432,298,476	4.5537	64,821,359.17	9/06 6:00 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	291,309	0.1208	35.19	298,476	0.1165	34.77	298,476	0.1165	34.77	
*Fire/Rescue	291,309	3.4581	1,007.38	298,476	3.4581	1,032.16	298,476	3.2966	983.96	
*Library Operating	291,309	0.5491	159.96	298,476	0.5491	163.89	298,476	0.5247	156.61	
*Library Debt	291,309	0.0400	11.65	298,476	0.0410	12.24	298,476	0.0410	12.24	
PUBLIC SCHOOLS										
By State Law	316,309	4.2710	1,350.96	323,476	4.0740	1,317.84	323,476	4.0883	1,322.47	9/07 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	316,309	2.4980	790.14	323,476	2.4980	808.04	323,476	2.3911	773.46	
MUNICIPALITY										
INDEPENDENT SPECIAL DISTRICTS										
So. Fla Water Mgmt Basin	291,309	0.1384	40.32	298,476	0.1310	39.10	298,476	0.1310	39.10	9/08 5:15 PM (561) 686-8800 3301 Gun Club Rd WPB 33406
So. Fla Water Mgmt Dist.	291,309	0.1275	37.14	298,476	0.1209	36.09	298,476	0.1209	36.09	
Everglades Construction	291,309	0.0441	12.85	298,476	0.0417	12.45	298,476	0.0417	12.45	9/08 5:30 PM (561) 627-3386 340 Ocean Dr Juno Beach FL 33408 9/08 6:00 PM (561) 740-7000 2300 High Ridge Rd ByntrnBch 33426 9/14 5:15 PM (561) 659-1270 2601 10th Ave N Palm Springs 33461
Fl. Inland Navigation District	291,309	0.0320	9.32	298,476	0.0320	9.55	298,476	0.0302	9.01	
Children's Services Council	291,309	0.6590	191.97	298,476	0.6403	191.11	298,476	0.6266	187.03	
Health Care District	291,309	0.7808	227.45	298,476	0.7400	220.87	298,476	0.7424	221.59	
Total Millage Rate & Tax Amount			17.5003	16,485,267.22		17.2241	50,425,305.27	16.7047	67,955,147.95	** SEE BELOW FOR EXPLANATION
** EXPLANATION OF TAX NOTICE										
COLUMN 1 "YOUR PROPERTY TAXES LAST YEAR"			COLUMN 2 "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"			COLUMN 3 "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED"				
This column shows the taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.			This column shows what your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.			This column shows what your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.				
NON-AD VALOREM ASSESSMENT										
LEVYING AUTHORITY		PURPOSE OF ASSESSMENT		UNITS	RATE	ASSESSMENT		CONTACT NUMBER		
LAKE WORTH DRAINAGE DISTRICT		FLOOD PROTECTION/WATER SUPPLY		1	49.50	49.50		(561) 891-5479		
SOLID WASTE AUTHORITY OF PBC		GARBAGE SERVICES		1	438.00	438.00		(561) 697-2700		
CYPRESS LAKES COMM DEV DIST DEBT		CYPRESS LAKES CDD DEBT ASSESSM		1	1,213.96	1,213.96		(561) 630-4922		
CYPRESS LAKES COMM DEV DIST MAINT		CYPRESS LAKES CDD O&M ASSESSME		1	635.31	635.31		(561) 630-4922		
Total Non-Ad Valorem Assessment						2,336.77				
Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district.										
NOTE: Amounts shown on this form do NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)										
Non-Ad Valorem Assessments: Non-Ad Valorem assessments are placed on this notice at the request of the respective local governing boards. Your Tax Collector will be including them in the November tax bill. For details on particular Non-Ad Valorem assessments, contact the levying authority shown in the Non-Ad Valorem Assessment section on this page.										

TRUTH IN MILLAGE (TRIM)

PROPOSED TAX NOTICE

- A** Real Estate Parcel ID – The identification of the property that you own. When contacting our office, you should use this number as your ID for your property.
- B** Legal Description – Describes the legal name of your development, neighborhood, (however, it may not be the same name as how your development or neighborhood identifies itself).
- C** Taxing Authority – The governmental agencies such as municipalities and special districts (i.e. Children’s Services Council) that levy taxes based upon the taxable value of your property.
- D** Column 1 – The taxes that you paid last year.
- E** Column 2 – The taxes this year if no budget change is made. It shows what your taxes would be this year based on last year’s budgets and your current assessment. The “rolled-back rate” in column 2 is the millage rate that would raise the same amount of revenue as last year, if applied to the current tax roll.
- F** Column 3 - Reflects the budget change and tax rate proposed by each taxing authority. The final tax rate will be based upon the budgets approved by the taxing authorities following the public hearings.
- G** Public Hearing - It lists the date, time, location, and virtual meeting at which the taxing authorities will discuss the proposed tax rates for your property. It’s the most appropriate occasion for taxpayers to raise their concerns about the proposed budgets and tax rates.
- H** How much are my taxes? Column 3 PLUS the total of the Non-Ad Valorem Assessments is the best estimate of your taxes.
- I** Non-Ad Valorem Assessment - (The Property Appraiser’s Office is not responsible for any assessments in this portion of the notice) These are charges for governmental services to your area such as solid waste, drainage, street lighting, etc. They are not based on the value of your property.
- J** Contact Number - If you have any concerns regarding your Non-Ad Valorem assessment(s) please use the contact numbers provided.
- K** Market Value – Shows the value listed for the previous year and the current year. The current year shows the Property Appraiser’s estimate of what your property could have sold for on January 1.
- L** Petition Filing - Information regarding the process for filing a petition to appeal your assessment and any denial of exemption. A petition must be filed with the Value Adjustment Board on or before the deadline.

TRUTH IN MILLAGE (TRIM)

PROPOSED TAX NOTICE

M Taxing Authority – The governmental agencies such as municipalities and special districts (i.e. Health Care District and Children's Services Council) that levy taxes based upon the taxable value of your property.

N Assessed Value - Shows the market value less any benefit for the "Save Our Homes" Cap, 10 percent cap, or Agricultural Classification. For Homestead properties, this value cannot annually increase more than 3 percent or the percentage change in the Consumer Price Index, whichever is less. If your property is not your homestead, it cannot exceed 10 percent of the previous year's assessed value.

O Exemptions - Lists the specific dollar amount(s) that reduces your assessed value.

P Taxable Value - Is the amount on which your taxes are actually based. It is the assessed value minus the value of your exemptions.

Q Assessment Reductions - Shows amounts based on applicable statutory limitations and benefits that may affect the Assessed Value, such as the Save Our Homes cap, 10 percent cap, or an Agricultural Classification. The value of these limitations and benefits make up the difference between market and assessed value.

R Exemptions Applied - Any exemption that impacts your property is listed along with its corresponding exempt value (most commonly, the homestead exemption).

Market Value K		VALUE INFORMATION					
Last Year (2020)	This Year (2021)	<p>Market (also called "Just") value is the most probable sale price for your property in a competitive, open market on Jan 1, 2020. It is based on a willing buyer and a willing seller.</p> <p>If you feel that the market value of your property is inaccurate or does not reflect fair market value, or you are entitled to an exemption or classification that is not reflected on this notice, contact your County Property Appraiser at the numbers listed on the included insert. L</p> <p>If the Property Appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser's office. Your petition must be filed with the Clerk of Value Adjustment Board on or before 5:00 PM September 13, 2021 at 301 N Olive Ave, West Palm Beach, FL 33401.</p>					
4,641,461,001	5,183,450,252						

Taxing Authority M	Assessed Value N		Exemptions O		Taxable Value P	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	4,672,341,309	3,412,348,476	50,000	50,000	4,851,291,309	6,841,298,476
County Debt	341,309	348,476	50,000	50,000	291,309	298,476
County Dependent Dists	341,309	348,476	50,000	50,000	291,309	298,476
Public Schools	341,309	348,476	25,000	25,000	316,309	323,476
Independent Special Dists	341,309	348,476	50,000	50,000	291,309	298,476

Assessed Value is the market value minus any assessment reductions. Exemptions are specific dollar or percentage amounts that reduce your assessed value. Taxable Value is the value used to calculate the tax due on your property (Assessed Value minus Exemptions).

Assessment Reductions Q	Applies To	Value
Save our Homes Assessment Cap- 1.9 percent in 2021	All Taxing Authorities	4,134,101,776

Properties can receive an assessment reduction for a number of reasons including the Save our Homes Benefit and the 10 % non-homestead property limitation.

Exemptions Applied R	Applies To	Exempt Value
Homestead	All Taxing Authorities	25,000
Additional Homestead	Non-School Taxing Authorities	25,000

Any exemption that impacts your property is listed in this section along with its corresponding exempt value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exempt value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs debt service millage).

Visit the Palm Beach County Property Appraiser's website for more information: www.pbcgov.org/PAPA

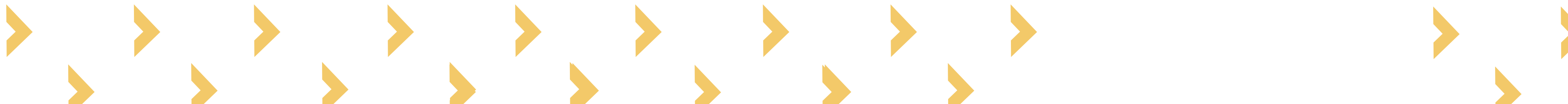
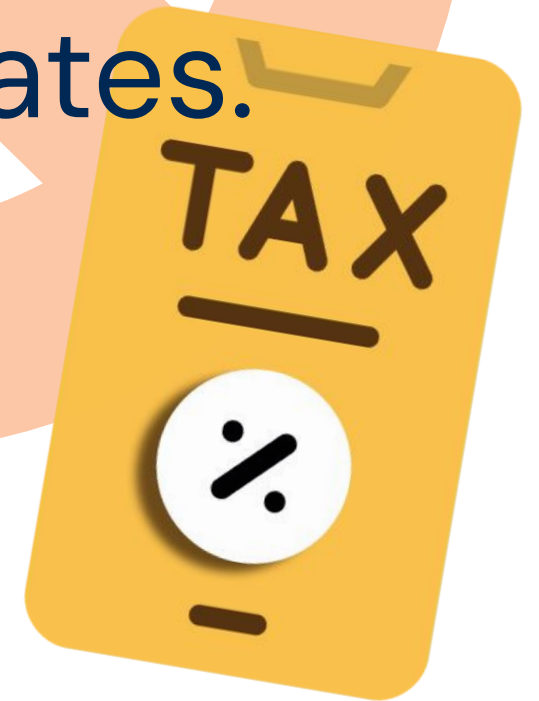
PROPERTY APPRAISER'S

ROLE IN TRIM

WHAT OUR OFFICE DOES

- » Determine taxable values of each property in the county
- » Provide total taxable value to each taxing authority
- » Maintain all records, including approving exemptions and property classifications
- » Prepare and mail the TRIM notices

The Property Appraiser does not set millage rates.



TRIM INSERT

ADDITIONAL INFORMATION

- » Mailed with the TRIM notice
- » Provides context, contact info, VAB details

PALM BEACH COUNTY PROPERTY TAXES

Florida has no state income tax. The majority of the funding for your local services comes from property taxes.

More than four billion dollars in property taxes is distributed every year to Palm Beach County schools, libraries, public safety, healthcare programs, and more.

1

First, the Property Appraiser's Office determines property value and administers exemptions. Our Exemptions team may be able to help you find tax savings.

2

Then, cities, the county, and other taxing authorities set a tax rate or millage.

3

Finally, the Tax Collector mails tax bills in November and accepts payment.

YOUR VALUES AND YOUR VOICE

Your home value is only half of the equation when it comes to calculating your property taxes.

The other half of your tax bill is the millage (\$1 for every \$1,000 in taxable value). The millage is the tax rate that is set by your county, city, or other agency with taxing authority.

While state law requires the Property Appraiser's Office to value property based on the status of the market, your tax rate is set by taxing authorities who answer to you, the voter.

Every resident has the right to speak to the elected officials who levy taxes at the public meetings listed in your Notice.

CONTACT INFORMATION

Condominium, Cooperative, Townhouse 561.355.2690 mycondo@pbcpao.gov	Commercial 561.355.3988 mycommercial@pbcpao.gov	Agricultural 561.355.4577 myfarm@pbcpao.gov
Single Family, Mobile Home North County – 561.624.6795 West Palm Beach – 561.355.2883 Mid-County & West County – 561.784.1210 South County – 561.276.1201 myhouse@pbcpao.gov	Tangible Personal Property 561.355.2896 mytpp@pbcpao.gov	All Exemptions & Portability 561.355.2866 myexemption@pbcpao.gov

FILING A PETITION

If you feel that the market value of your property is inaccurate or does not reflect fair market value as of **January 1, 2024**, or you are entitled to an exemption or classification that is not reflected on your Notice, contact the Property Appraiser's Office for an informal review at **561.355.2866**.

If we are unable to resolve the matter, you have the right to file a petition for adjustment with the Value Adjustment Board (VAB) through the Clerk of the Circuit Court & Comptroller. They can be reached at **561.355.6289**.

Petitions must be filed with the VAB on or before **Monday, September 16, 2024**.

SERVICE CENTERS


Downtown West Palm Beach
301 North Olive Avenue, 1st Floor
West Palm Beach, FL 33401
561.355.2866

Mid West County
200 Civic Center Way, Suite 200
Royal Palm Beach, FL 33411
561.784.1220


South County
14925 Cumberland Drive
Delray Beach, FL 33446
561.276.1250

Belle Glade
2976 State Road 15
Belle Glade, FL 33430
561.996.4890

North County
3188 PGA Boulevard, 2nd Floor
Palm Beach Gardens, FL 33410
561.624.6521




We Value What You Value



TRUTH IN MILLAGE

We Value What You Value



DOROTHY JACKS

CFA, AAS
Palm Beach County Property Appraiser

TRIM 2024


Notice of Proposed Property Taxes

THIS IS:

YOUR NOTIFICATION OF PROPERTY VALUE

This notice shows the change in market, assessed and taxable values of your property. If you disagree with your valuation, now is the time to contact us at **561.355.2866**.

If we are unable to resolve the matter, this is your opportunity to file a petition with the Value Adjustment Board through the Clerk of the Circuit Court & Comptroller. They can be reached at **561.355.6289**.



For more information, call or visit us at **561.355.2866** | pbcpao.gov

AN EXPLANATION OF ANY EXEMPTIONS

Any exemptions or assessment reductions are spelled out on the front of your notice. If you have questions about your exemptions, contact us at **561.355.2866**.

YOUR CHANCE TO HAVE A SAY IN YOUR TAX RATES

The notice shows proposed millages, or tax rates, for each taxing authority, as well as information about each authority's budget hearing, so that you are empowered to participate in the process of setting your tax rates.

Dear Taxpayer,

My office of appraisal experts has determined the market, assessed and taxable values of your property.


Florida law requires my office to value property based on the status of the real estate market and the personal property market as of **January 1**.

The Notice of Proposed Property Taxes contains useful information about the public hearing information. The other side contains the market, assessed and taxable values of your property, plus information about qualified exemptions and assessment caps.

As you review the information in your Notice, my staff is happy to answer any questions you may have. Please call, email or visit pbcpao.gov for more information.

Thank you for allowing me to serve as your Property Appraiser.

Dorothy Jacks
CFA, FIAAO, AAS
Palm Beach County Property Appraiser



Contact the Palm Beach County Property Appraiser's Office

561.355.2866
myexemption@pbcpao.gov

POLL QUESTION

#6



NON AD VALOREM ASSESSMENTS

PROPERTY TAX CALUCATION

- » Notified in TRIM
- » They have nothing to do with our values or assessments

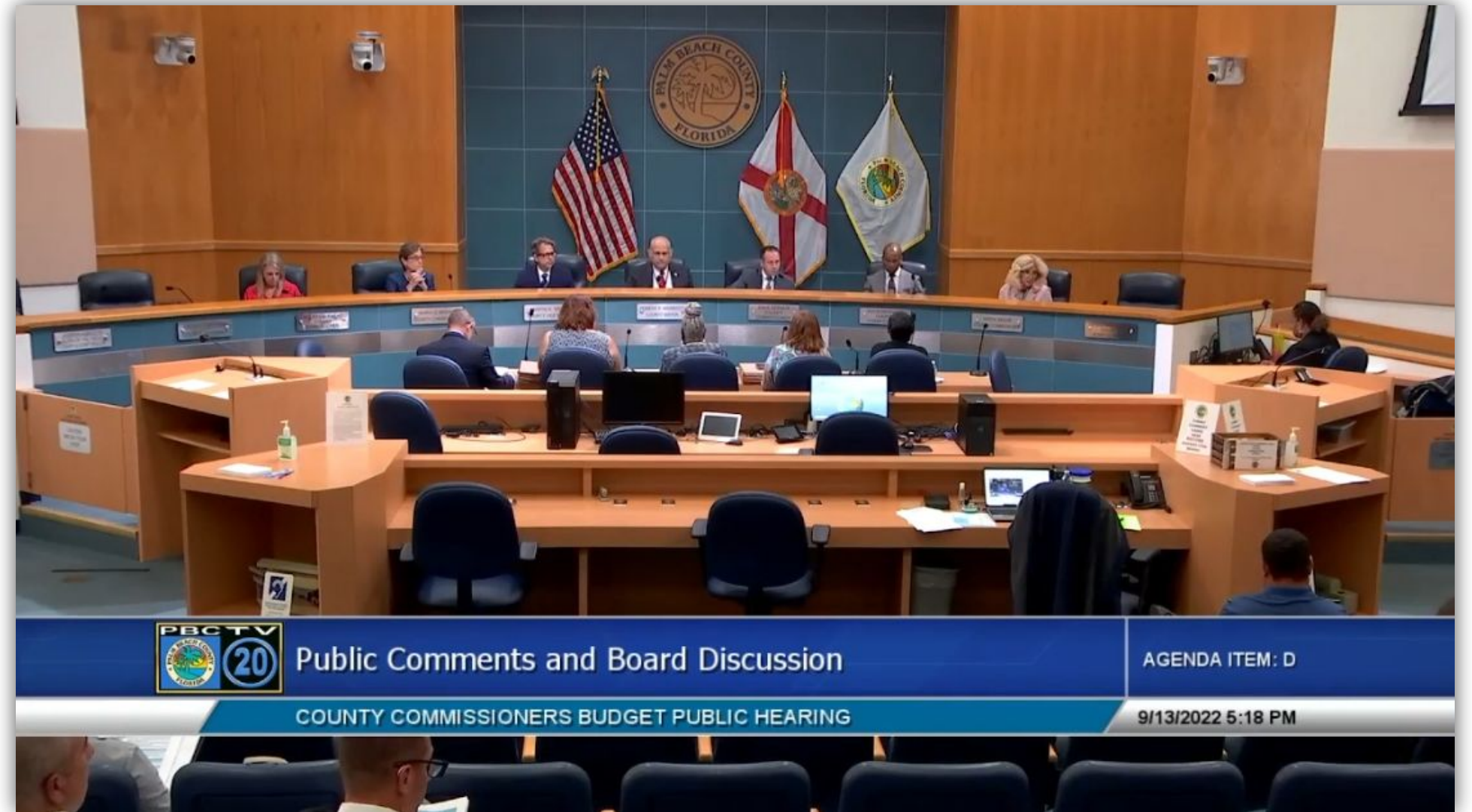
Non Ad Valorem Assessments	
District Name	Tax
CITY OF WEST PALM BEACH	\$100.00
SOLID WASTE AUTHORITY OF PBC	\$100.00



SETTING MILLAGE RATES

PROPERTY TAXES

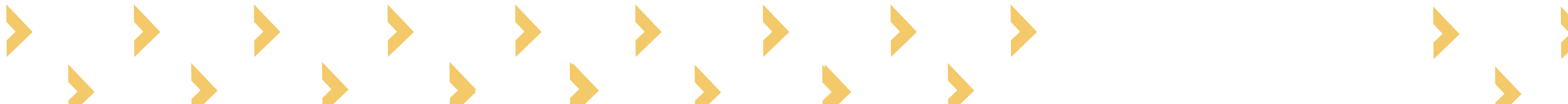
- » Taxing authorities adopt budgets and set millage rates
- » All taxing authorities are governed by the Florida Constitution and statutes
- » Types of authorities include county governments, municipalities, school board, and special districts



RAISING MILLAGE RATES

PROPERTY TAXES

- » The Florida Constitution and statutes have approval requirements depending on how much the millage rate is and the amount of increase over the prior year's millage rate
- » Once they have set the proposed millage rate, taxing authorities cannot adopt a higher millage rate without restarting the process of public meetings, advertising and public hearings – but they can lower the millage rate



TAXPAYER INVOLVEMENT

PROPERTY TAXES

- » The initial public hearing dates, times and locations are provided on the TRIM Notices
- » The Final public hearing date, times, and locations are advertised to the public by each taxing authority



THANK YOU!
QUESTIONS?

